

A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, June 22, 2006

#107PH

Back

Zone Hearings/App Ordinances/Restrictive Covenants RECOMMENDATION FOR COUNCIL ACTION

Subject: C14-06-0075 - Red River Rezoning - City Initiated - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3404-3406 Red River Street (Waller Creek Watershed) from multi-family residence-highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district zoning to single-family residence-standard lot-conditional overlay-neighborhood plan (SF-2-CO-NP) combining district zoning. Planning Commission Recommendation: To grant single-family residence-standard lot-conditional overlay-neighborhood plan (SF-2-CO-NP) combining district zoning. Applicant and Agent: City of Austin, Neighborhood Planning and Zoning Department. City Staff: Jorge Rousselin, 974-2975.

<p>Additional Backup Material (click to open) <input type="checkbox"/> Staff Report</p>
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For More Information: Jorge Rousselin, 974-2975.

ZONING REVIEW SHEET**CASE:** C14-06-0075**P. C. DATE:** May 23, 2006**ADDRESS:** 3404-3406 Red River Street**OWNER:** Brent Todd Allison**APPLICANT/ AGENT:**
COA -NPZD (Jorge E. Rousselin)**REZONING FROM:** MF-6-CO-NP (Multi-family residence -high density - neighborhood plan)**TO:** SF-2-CO-NP (Single family residence - standard lot)**AREA:** 0.487 Acres (21,213.72 square feet)**SUMMARY PLANNING COMMISSION RECOMMENDATION:***May 23, 2006***APPROVED STAFF'S RECOMMENDATION FOR SF-2-CO-NP ZONING; BY CONSENT.
[J.REDDY; K.JACKSON 2ND] (8-0) G.STEGEMAN - ABSENT****SUMMARY STAFF RECOMMENDATION:**

Staff recommends SF-2-CO-NP (Single family residence - standard lot) conditional overlay combining district. The terms and conditions set forth by Ordinance No. 040826-59 establishing the Hancock neighborhood plan combining district and Ordinance No. 041021-47 shall remain in effect. Furthermore the recommended conditional overlay will address the following conditions:

Under Ordinance No. 041021-47:

- The maximum height of a building or structure is 30 feet from ground level;
- A building or structure may not exceed a height of two stories;
- The maximum building coverage is 76 percent;
- The minimum front yard setback is the lesser of:
 - 25 feet; or
 - if the lots on both sides of an interior lot are legally developed, the average of the setbacks of the principal structures on the side lots; or
 - if only one lot on a side of an interior lot is legally developed, the setback of the principal structure on the side lot
- The front yard setback for a parking structure is 60 feet;
- A circular driveway is prohibited on a lot that has less than 100 feet of front street yard width;
- Vehicular access from tract 2104C to Hampton Road is prohibited;
- Day care services (general) is a conditional use of tract 2104C;

The Staff recommendation is based on the following considerations:

- 1.) The Hancock Neighborhood Plan future Land Use Map designates this site for residential uses;
- 2.) The proposed use is compatible with adjacent residential uses; and
- 3.) A restrictive covenant on the property addresses conditions to rezone the subject property to SF-2-CO-NP.

DEPARTMENT COMMENTS:

The Hancock neighborhood negotiated an agreement to rezone this property after the neighborhood plan was adopted. The subject rezoning area consists of a 0.487 Acre (21,213.72 square foot) site fronting Red River Street zoned MF-6-CO-NP. The property is undeveloped and was rezoned as part of the Hancock Neighborhood Plan by Ordinance No. 040826-59 and No. 041021-47 (Please see Attachment A and B). The plan designates this site for residential uses and an existing restrictive covenant under document No. 2006004102 addresses the rezoning of the property from MF-6-CO-NP to SF-2-CO-NP (Please see Attachment C). Furthermore, the site is subject to the terms and conditions set forth by Ordinance No. 040826-59 and Ordinance No. 041021-47 which shall remain in effect. Access is proposed off Red River Street. The Planning Commission initiated rezoning of this site in accordance with the Hancock Neighborhood Plan and the existing restrictive covenant.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	MF-6-CO-NP	Undeveloped land
North	SF-2-CO-NP	Single-family residences
South	SF-2-CO-NP	Single-family residences
East	MF-4-CO-NP	Church and school
West	SF-2-CO-NP	Single-family residences

NEIGHBORHOOD PLAN:
Hancock Neighborhood Plan

TIA: Waived; See Transportation comments

WATERSHED: Waller Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

- 31--Hancock Neighborhood Assn.
- 47--Beau Site Neighborhood
- 511--Austin Neighborhoods Council
- 603--Mueller Neighborhoods Coalition
- 631--Alliance to Save Hyde Park
- 742--Austin Independent School District
- 754--Central Austin Neighborhoods Planning Area Committee
- 937--Taking Action Inc.

SCHOOLS:

Austin Independent School District

- Lee Elementary School
- Kealing Middle School
- McCallum High School

RELATED CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0023	Central Austin Combined Neighborhood Plan	04/27/04: APVD STAFF REC W/AMDTS (7-0).	06/10/04: APVD PC REC (7-0), 1ST RDG 08/05/04: APVD 2ND RDG (6-0) 08/26/04: APVD ALL EXCEPT 2 TRACTS WHICH WERE PP TO 9-2-04 (CC); (7-0) 09/02/04: APVD (7-0) EXCEPT FOR FLWG PP TRACTS: 34, 35, 44 & 80A: PP TO 9-30-04; TR 148A PP TO 10-7-04 10/21/04: APVD SF-2-CO-NP FOR TR 2104A/2104B; APVD MF-6-CO-NP TR 2104C & 3406 RED RIVER
C8-02-0093.0A	Resubdivision of Lots 15B of the Resubdivision of Lot 15, Beau Site, and a Portion of Lot 14, Beau Site	06/18/02: ZAP: DISAPVD BY CONSENT (8-0) 12/03/02: APVD STAFF REC BY CONSENT (5-0)	N/A
C8-04-0170.0A	Resubdivision of Lots 15B-1 and 15B-2, Block A, of the Resubdivision of Lot 15B, of the Resubdivision of lot 15, Beau Site, and a Portion of Lot 14, Beau Site	12/14/04: DISAPVD BY CONSENT (6-0) 07/12/05: APVD STAFF REC BY CONSENT (7-0)	N/A

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0190	SF-2-CO-NP to SF-3-CO-NP	<ul style="list-style-type: none"> ▪ 02/22/05: PP TO 3-22-05 (STAFF/NEIGH), (7-0) ▪ 03/22/05: PP TO 4-12-05 (7-0) ▪ 04/12/05: PP TO 5-10-05 (STAFF); (8-0) ▪ 05/10/05: PP TO 5-24-05 (STAFF); (7-0) ▪ 05/24/05: NOT ON AGENDA 	05/26/05: W/D BY CC (7-0)
C14-04-0191	SF-2-CO-NP to SF-3-CO-NP	02/22/05: PP TO 3-22-05 (STAFF/NEIGH), (7-0)	05/26/05: W/D BY CC (7-0)

		<ul style="list-style-type: none"> ▪ 03/22/05: PP TO 4-12-05 (7-0) ▪ 04/12/05: PP TO 5-10-05 (STAFF); (8-0) ▪ 05/10/05: PP TO 5-24-05 (STAFF); (7-0) ▪ 05/24/05: NOT ON AGENDA 	
C14-04-0192	SF-2-CO-NP to SF-3-CO-NP	<ul style="list-style-type: none"> ▪ 02/22/05: PP TO 3-22-05 (STAFF/NEIGH), (7-0) ▪ 03/22/05: PP TO 4-12-05 (7-0) ▪ 04/12/05: PP TO 5-10-05 (STAFF); (8-0) ▪ 05/10/05: PP TO 5-24-05 (STAFF); (7-0) ▪ 05/24/05: NOT ON AGENDA 	05/26/05: W/D BY CC (7-0)
C14-04-0193	SF-2-CO-NP to SF-3-CO-NP	<ul style="list-style-type: none"> ▪ 02/22/05: PP TO 3-22-05 (STAFF/NEIGH), (7-0) ▪ 03/22/05: PP TO 4-12-05 (7-0) ▪ 04/12/05: PP TO 5-10-05 (STAFF); (8-0) ▪ 05/10/05: PP TO 5-24-05 (STAFF); (7-0) ▪ 05/24/05: NOT ON AGENDA 	05/26/05: W/D BY CC (7-0)
C14-04-0194	SF-2-CO-NP to SF-3-CO-NP	<ul style="list-style-type: none"> ▪ 02/22/05: PP TO 3-22-05 (STAFF/NEIGH), (7-0) ▪ 03/22/05: PP TO 4-12-05 (7-0) ▪ 04/12/05: PP TO 5-10-05 (STAFF); (8-0) ▪ 05/10/05: PP TO 5-24-05 (STAFF); (7-0) ▪ 05/24/05: NOT ON AGENDA 	05/26/05: W/D BY CC (7-0)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Red River Street	60'	45'	Arterial	Yes	Yes	Yes
Hampton Road	60'	30'	Collector	No	No	No

CITY COUNCIL DATE:
June 22, 2006

ACTION:

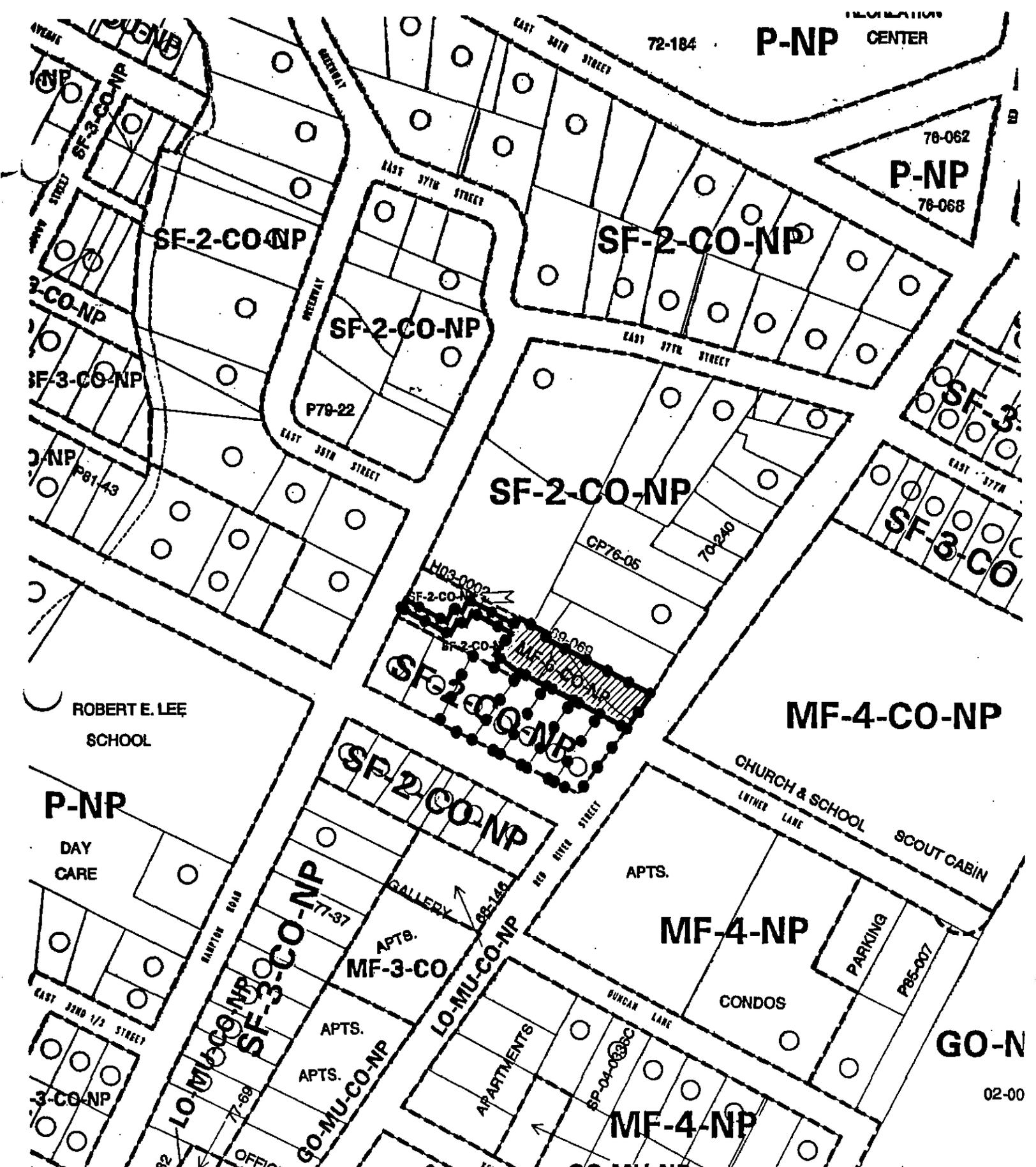
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Jorge E. Rousselin, NPZD

PHONE: 974-2975

E-MAIL: jorge.rousselin@ci.austin.tx.us



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: J. ROUSSELIN

ZONING
 CASE #: C14-06-0075
 ADDRESS: 3404 - 3406 RED RIVER ST
 SUBJECT AREA (acres): 0.487
 DATE: 06-06
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 K24

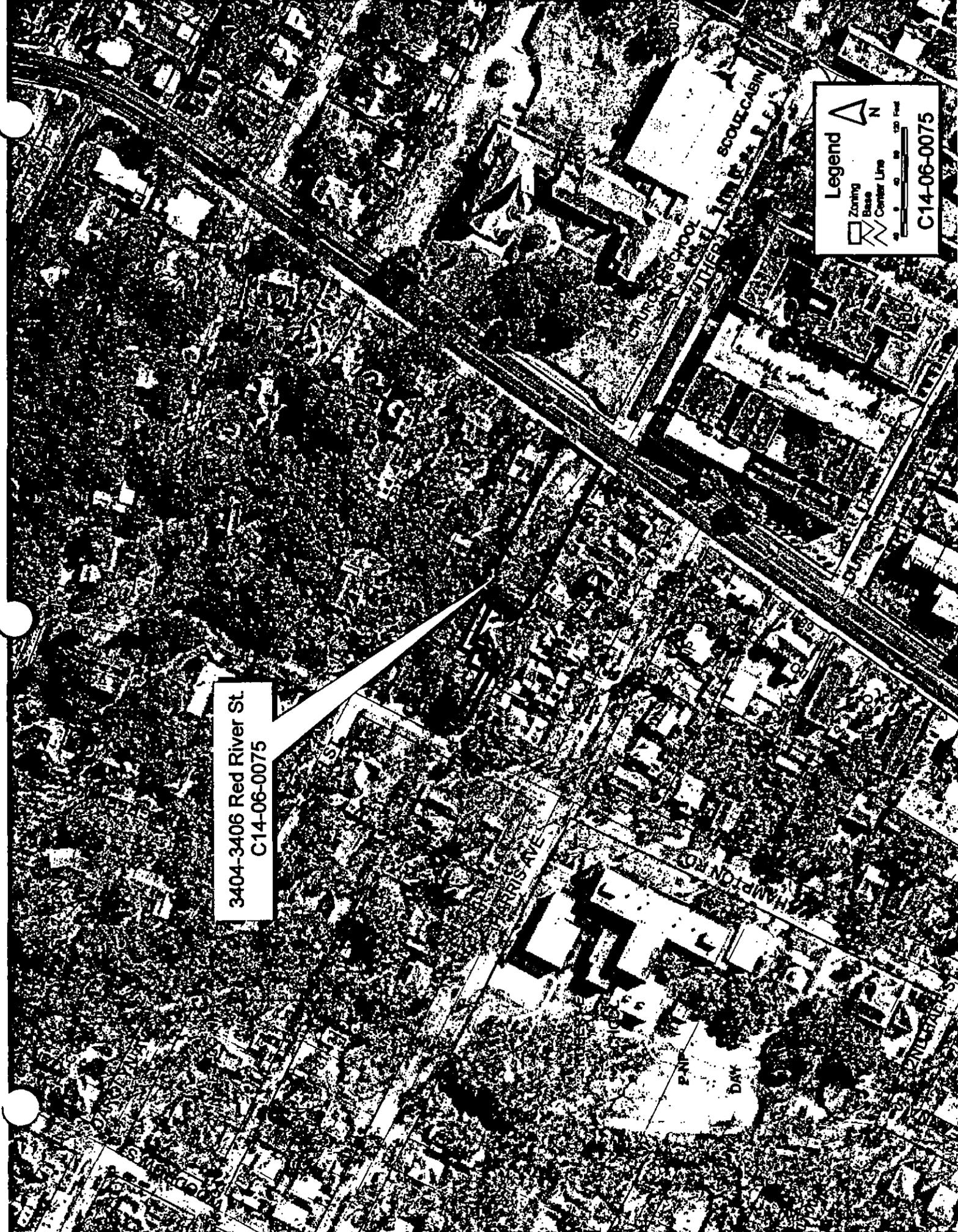
3404-3406 Red River St
C14-06-0075

Legend

- Zoning
- Base
- Center Line

0 40 80 120 Feet

C14-06-0075



200500245

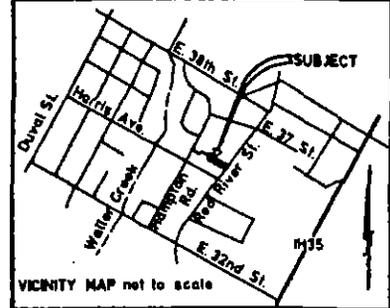
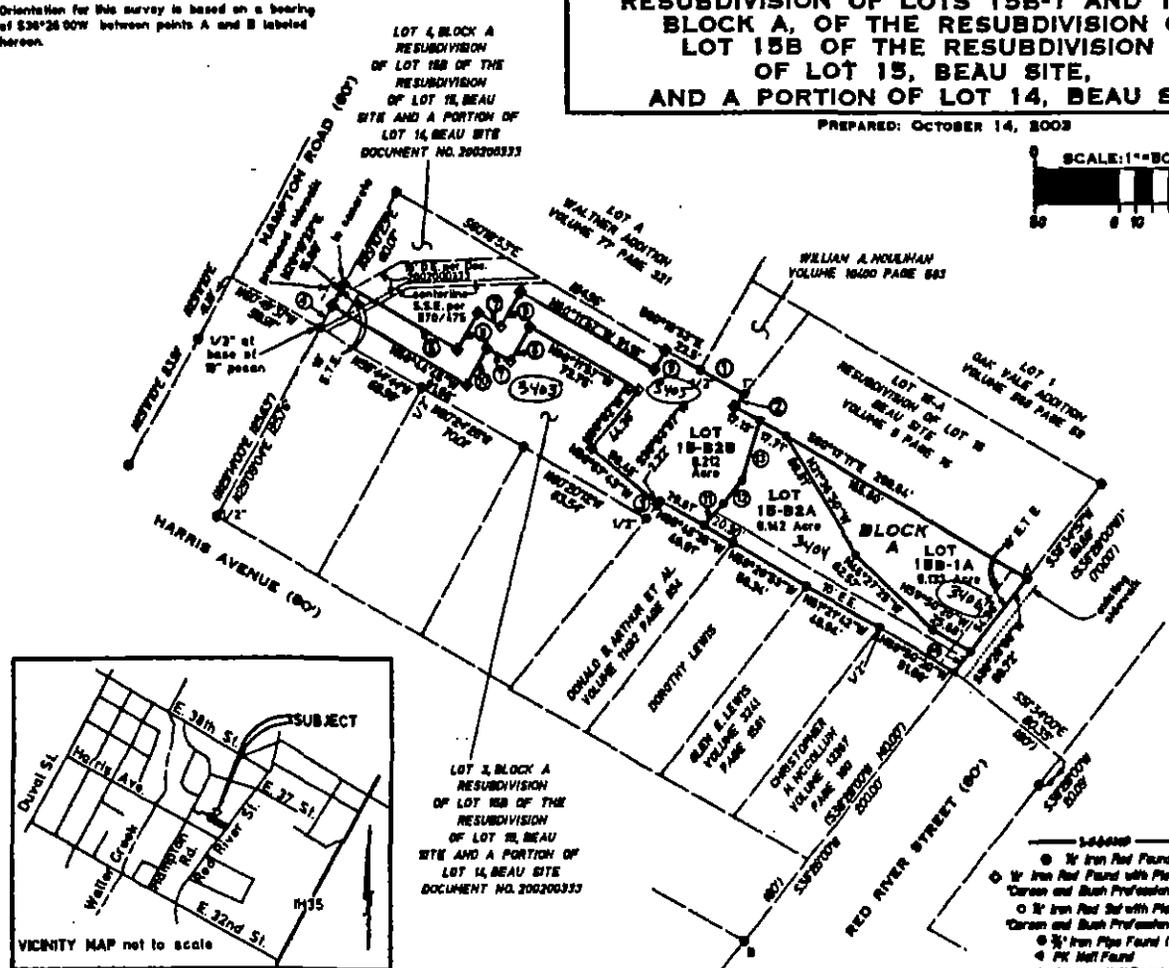
PHOTOGRAPHIC MYLAR

RESUBDIVISION OF LOTS 15B-1 AND 15B-2, BLOCK A, OF THE RESUBDIVISION OF LOT 15B OF THE RESUBDIVISION OF LOT 15, BEAU SITE, AND A PORTION OF LOT 14, BEAU SITE

PREPARED: OCTOBER 14, 2005



NORTH



THE STATE OF TEXAS
 THE COUNTY OF TRAVIS
 KNOW ALL BY THESE PRESENTS
 That I, Brent Todd Allison, owner of all of Lot 15B-1, Block A, Resubdivision of Lot 15B of the Resubdivision of Lot 15, Beau Site, and a Portion of Lot 14, Beau Site, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200200233 of the Official Public Records of Travis County, as conveyed to me by deed recorded in Document No. 2004178483 of the Official Public Records of Travis County, Texas, and also owner of all of Lot 15B-2, Block A, Resubdivision of Lot 15B of the Resubdivision of Lot 15, Beau Site, and a Resubdivision of Lot 15B of the Resubdivision of Lot 15, Beau Site, according to the map or plat thereof recorded in Document No. 200200233 of the Official Public Records of Travis County, as conveyed to me by deed recorded in Document No. 2004178483 of the Official Public Records of Travis County, Texas, County, Texas, said Lots 15B-1 and 15B-2 together comprising 9.167 acre of land, and said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.015 of the Texas Local Government Code do hereby resubdivide said lots in accordance with the attached plat to be known as "RESUBDIVISION OF LOTS 15B-1 AND 15B-2, BLOCK A, OF THE RESUBDIVISION OF LOT 15B OF THE RESUBDIVISION OF LOT 15, BEAU SITE, AND A PORTION OF LOT 14, BEAU SITE" subject to any easements and/or restrictions heretofore granted, and do hereby dedicate to the Public Use of the streets and easements shown herein.

WITNESS MY HAND this 14th day of October, A.D. 2005.
 Brent Todd Allison
 P.O. Box 340165
 Austin, TX 78734

THE STATE OF TEXAS
 THE COUNTY OF Travis
 I, the undersigned authority, on this the 14th day of October, A.D. 2005 did personally appear Brent Todd Allison, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed

NOTARY PUBLIC
 Printed Name: [Signature]
 Commission Expires: [Signature]



- 1/2" Iron Red Found
 - 1/2" Iron Red Found with Plastic Cap marked "Carson and Bush Professional Surveyors"
 - 1/2" Iron Red Set with Plastic Cap marked "Carson and Bush Professional Surveyors"
 - 3/4" Iron Pipe Found (unless noted)
 - ▲ PK Nail Found
 - ▲ Concrete Nail Found
 - Existing or Proposed Showmark (see notes)
 - DE- Drains Easement
 - EE- Electric Easement
 - E.T.E./Cable & Telecommunications Easement
 - S.S.E./Storm Sewer Easement
 - (Record Bearing and/or Distance)
- TOTAL AREA: 9.167 ACRE OR 400,000 SQUARE FEET

IMPERVIOUS COVER:
 ImperVIOUS cover of these lots will be limited to 45%
 The use of acceptable alternative paving methods will be allowed to assist the owner in meeting the 45% impervious cover limit

ADDITIONAL COURSES

1	S80°13'33"E 29.65'	1	S28°48'00"W 23.20'
2	S38°04'22"W 8.90'	2	S29°41'07"W 13.90'
3	S39°03'57"W 10.83'	3	S29°48'00"W 24.84'
4	N28°02'35"E 15.00'	4	N42°16'47"E 17.16'
5	N80°44'45"W 77.15'	5	N28°16'20"E 16.91'
6	S28°48'00"W 24.82'	6	N17°16'34"E 36.23'
7	N80°11'08"W 16.00'	7	S38°28'00"W 16.10'

CARSON AND BUSH PROFESSIONAL SURVEYORS, INC. 1806 FORTVIEW ROAD AUSTIN, TX 78704 (812) 442-0800

200200333

PHOTOGRAPHIC REFLAR

**RESUBDIVISION OF
LOT 15B OF THE RESUBDIVISION
OF LOT 15, BEAU SITE,
AND A PORTION OF LOT 14, BEAU SITE**

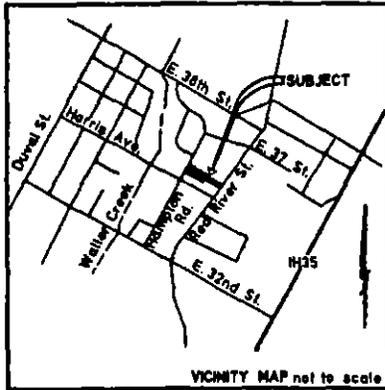
PREPARED: FEBRUARY 19, 2001



DRAINAGE BASEMENT COURSES

- S80°10'32"E 28.64'
- S89°08'02"W 84.48'
- S89°37'02"W 84.12'
- N89°44'44"W 4.20'
- N21°12'23"E 21.02'
- N81°37'02"E 42.00'
- N81°08'02"E 63.87'

NORTH



NO.	COURSE	LENGTH
1	S87°53'E 88.87'	88.87
2	S39°57'20"W 86.07'	86.07
3	E39°03'00"W 84.87'	84.87
4	N87°02'E 88.07'	88.07
5	N89°44'44"W 77.18'	77.18
6	S29°48'00"W 34.82'	34.82
7	N80°11'38"W 18.80'	18.80
8	S29°48'00"W 23.20'	23.20
9	S23°47'07"W 18.82'	18.82
10	S29°48'00"W 24.94'	24.94

- LEGEND**
- 1/2" Iron Rod Found
 - 1/2" Iron Rod Set with Plastic Cap marked "Corner and Bush Professional Surveyors"
 - Iron Pipe Found (see notes)
 - ▲ 1/4" PK Nail Set
 - ▲ Concrete Nail Found
- Existing or Proposed Showoff (see notes)
 DE- Drainage Easement
 EE- Electric Easement
 SSE- Storm Sewer Easement
 (showed bearing and/or distance)
TOTAL AREA: 0.777 ACRES OR 34700 SQUARE FEET

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS
 KNOW ALL BY THESE PRESENTS
 That WE, Mick and Laura Cochran, owners of 0.787 acre of land, being all of Lot 15-B, Resubdivision of Lot 15, Beau Site, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 9 Page 16 of the Plat Records of Travis County, as conveyed to us by deed recorded in Document No. 200203193 of the Official Public Records of Travis County, Texas, AND that certain portion of Lot 14, Beau Site, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 2 Page 184 of the Plat Records of Travis County, Texas, and having been conveyed to us by deed recorded in Document No. 200017891 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.075 of the Texas Local Government Code, do hereby resubdivide said 0.787 Acre tract in accordance with the attached plat to be known as:

**RESUBDIVISION OF
LOT 15B OF THE RESUBDIVISION OF LOT 15, BEAU SITE,
AND A PORTION OF LOT 14, BEAU SITE**

subject to any easements and/or restrictions heretofore granted, and do hereby dedicate to the Public Use of the streets and easements shown hereon.

WITNESS OUR HANDS this _____ day of _____, A.D. 2001

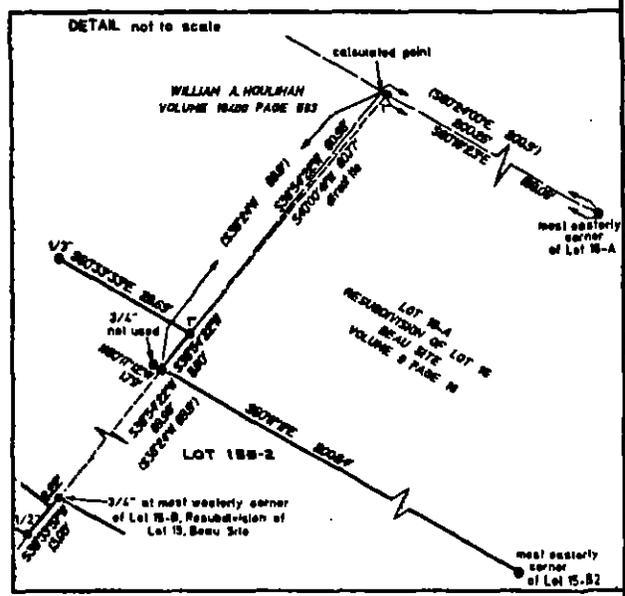
Mick Cochran
 Mick Cochran
 3 Treatment
 Austin, TX 78748

Laura Cochran
 Laura Cochran
 3 Treatment
 Austin, TX 78748

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS

I, the undersigned authority, on this the 24th day of MARCH, A.D. 2002 did personally appear Mick and Laura Cochran, known to me to be the persons whose name is subscribed to the foregoing instrument of writing, and they acknowledged before me that they executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC *Travis County*
 Printed Name: *Travis County*
 Commission Expires: 11-10-03



50911

CARSON AND BIEN PROFESSIONAL SURVEYORS, INC. ♦ 1805 PORTVIEW ROAD ♦ AUSTIN, TX 78704 ♦ (512) 448-0900



STAFF RECOMMENDATION

Staff recommends SF-2-CO-NP (Single family residence – standard lot) conditional overlay combining district. The terms and conditions set forth by Ordinance No. 040826-59 establishing the Hancock neighborhood plan combining district and Ordinance No. 041021-47 shall remain in effect. Furthermore the recommended conditional overlay will address the following conditions:

Under Ordinance No. 041021-47:

- The maximum height of a building or structure is 30 feet from ground level;
- A building or structure may not exceed a height of two stories;
- The maximum building coverage is 76 percent;
- The minimum front yard setback is the lesser of:
 - 25 feet; or
 - if the lots on both sides of an interior lot are legally developed, the average of the setbacks of the principal structures on the side lots; or
 - if only one lot on a side of an interior lot is legally developed, the setback of the principal structure on the side lot
- The front yard setback for a parking structure is 60 feet;
- A circular driveway is prohibited on a lot that has less than 100 feet of front street yard width;
- Vehicular access from tract 2104C to Hampton Road is prohibited;
- Day care services (general) is a conditional use of tract 2104C;

The Staff recommendation is based on the following considerations:

- 1.) The Hancock Neighborhood Plan future Land Use Map designates this site for residential uses;
- 2.) The proposed use is compatible with adjacent residential uses; and
- 3.) A restrictive covenant on the property addresses conditions to rezone the subject property to SF-2-CO-NP.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Single-family residence standard lot (SF-2) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

The proposed rezoning meets the purpose statement of the district sought as the subject property lies within an existing single-family neighborhood.

2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The proposed rezoning will integrate with existing, adjacent residential and multi-family uses.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area consists of a 0.487 Acre (21,213.72 square foot) site Red river Street zoned MF-6-CO-NP. The property is undeveloped and was rezoned as part of the Hancock Neighborhood Plan by Ordinance No. 040826-59 and No. 041021-47 (Please see Attachment A and B). The plan designates this site for residential uses and an existing restrictive covenant under document No. 2006004102 addresses the rezoning of the property from MF-6-CO-NP to SF-2-CO-NP (Please see Attachment C). Furthermore, the site is subject to the terms and conditions set forth by Ordinance No. 040826-59 and Ordinance No. 041021-47 which shall remain in effect. Access is proposed off Red River Street. The Planning Commission initiated rezoning of this site in accordance with the Hancock Neighborhood Plan and the existing restrictive covenant.

Transportation

1. No additional right-of-way is needed at this time.
2. The trip generation under the requested zoning is estimated to be 57 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).
3. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water and Wastewater

1. The landowner intends to serve the site with City of Austin water and wastewater utilities.
2. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility adjustments, or utility relocation are required, the landowner, at own expense, will be responsible for providing.
3. Also, the utility plan must be reviewed and approved by the Austin Water Utility.
4. The plan must be in accordance with the City of Austin design criteria.
5. The utility construction must be inspected by the City of Austin.
6. The landowner must pay the associated and applicable City fees.

Site Plan

1. This site is not subject to compatibility standards.

ORDINANCE NO. 040826-59

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 541.38 ACRES OF LAND GENERALLY KNOWN AS THE HANCOCK NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 184 TRACTS OF LAND.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 184 tracts of land within the property described in Zoning Case No.C14-04-0023, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 541.38 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" incorporated into this ordinance, Save and Except the following tracts, (the "Property")

Tract 563A 4427 and 4429 Duval Street; and

Tract 2104A 3403, 3405, and 3407 Hampton Rd., and
3406 Red River Street,

generally known as the Hancock neighborhood plan combining district, locally known as the area bounded by Duval Street on the west, 45th Street on the north, IH-35 on the east, and Dean Keeton Street on the south, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect.

PART 2. The base zoning districts for the 184 tracts of land are changed from family residence (SF-3) district, family residence-historic (SF-3-H) combining district, single family residence small lot (SF-4A) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, multifamily residence moderate high density (MF-4) district, multifamily residence high density (MF-5) district,

limited office (LO) district, neighborhood commercial (LR) district, neighborhood commercial-conditional overlay (LR-CO) combining district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, general commercial services (CS) district, general commercial services-conditional overlay (CS-CO) combining district, and commercial-liquor sales (CS-1) district, to single family residence-conditional overlay-neighborhood plan (SF-2-CO-NP) combining district, family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district, family residence-historic-conditional overlay-neighborhood plan (SF-3-H-CO-NP) combining district, single family residence small lot-conditional overlay-neighborhood plan (SF-4A-CO-NP) combining district, multifamily residence low density-neighborhood plan (MF-2-NP) combining district, multifamily residence low density-conditional overlay-neighborhood plan (MF-2-CO-NP) combining district, multifamily residence medium density-neighborhood plan (MF-3-NP) combining district, multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district, multifamily residence moderate high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district, neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, general office-mixed use-neighborhood plan (GO-MU-NP) combining district, general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district, neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below:

TRACT	ADDRESS	FROM	TO
501	2803, 2819, 2821, 2827 SAN JACINTO BLVD	LR-CO	LR-MU-CO-NP
503	505, 507, 509 RATHERVUE PL	SF-3	MF-4-CO-NP
503A	601, 605 RATHERVUE PL	SF-3	MF-4-CO-NP
503B	607, 609 RATHERVUE PL	SF-3	GO-MU-CO-NP
504	501 BELLEVUE PL	LO	LO-MU-NP

TRACT	ADDRESS	FROM	TO
505	716 E DEAN KEETON ST; 3013 HARRIS PARK AVE	SF-3	P-NP
508	706 E DEAN KEETON ST	SF-3	MF-3-NP
507	2800, 2902 MEDICAL ARTS ST	LR	LR-MU-CO-NP
507A	2912 MEDICAL ARTS ST	LR	LR-MU-CO-NP
508	2815 HAMPTON RD	LO	SF-3-CO-NP
508A	WEST 115' OF 2910 MEDICAL ARTS ST	MF-3	MF-3-CO-NP
509	3000, 3004 MEDICAL ARTS	LO	LO-MU-CO-NP
510	814 E 31ST ST; 3100 RED RIVER ST	LO	LO-MU-CO-NP
511	3110 MEDICAL ARTS ST	GO	GO-MU-CO-NP
512	805, 811 E 32ND ST	LO	LO-MU-CO-NP
513	2901, 2911, 2915, 3001 MEDICAL ARTS ST	MF-3, MF-5, LO, CS	GR-MU-CO-NP
514	0 RED RIVER ST (COMMON AREA LESS 11 SQ FT MEDICAL ARTS SQUARE PLUS 1/2 VAC STREET)	MF-5	GR-MU-CO-NP
514A	920 E DEAN KEETON ST	GO	GR-MU-NP
515	928 E DEAN KEETON ST	GO	GR-MU-CO-NP/MF-8-CO-NP
516	924 E DEAN KEETON ST	GO	GR-MU-CO-NP/MF-8-CO-NP
517	2800 SWISHER ST	LO	GR-MU-NP
518	0 COMANCHE ST (N .255 ACR OF TRT 1 OLT 23 DIVISION C)	GO	GR-MU-NP
519	2703, 2901 SWISHER ST	SF-3, MF-5, GO	GR-MU-NP
520	2706, 2800, 2900, 2908 COLE ST	SF-3, GO	GR-MU-NP
520A	2804, 2900, 2908 N I-35 SV RD SB; 0 DEAN KEETON ST E (LOT 10 * LESS SE TRI PLUS PT OF ADJ VAC ALLEY & NW TRI OF LOT 11 BLK 1 OLT 23 DIV C FELLMAN HEIGHTS)	CS	CS-MU-NP
521	918, 924, 928, 1000, 1004 E 32ND ST	GO	GO-MU-NP
522	3203, 3206, 3211 RED RIVER ST	CS	CS-MU-CO-NP
523	812 E 32ND ST	LO	LO-MU-CO-NP
524	3200 RED RIVER ST	GR-CO	GR-MU-CO-NP
525	3208 RED RIVER ST	GO	GO-MU-CO-NP
526	3212 RED RIVER ST	GO	GO-MU-CO-NP
526A	3304 RED RIVER ST	MF-2	MF-3-NP
527	3310 RED RIVER ST	LO	LO-MU-CO-NP
527A	3308 HAMPTON RD; 0 HARRIS AVE (LOT 17 * & 1.06ACR OF LOT 18 OLT 8-9 DIV C BEAU SITE)	SF-3	P-NP
528	808 KEITH LN	GO	GO-MU-NP
529	3501 RED RIVER ST	MF-4	MF-4-CO-NP
530	1000, 1002, 1004 CONCORDIA AVE	LO	LO-MU-NP

TRACT	ADDRESS	FROM	TO
531	1009, 1011 E 38TH ST; 3503, 3505, 3507, 3701, 3703 HARMON AVE; 3500, 3502, 3506, 3700, 3702, 3704 N I-35 SVC RD SB	CS	CS-MU-NP
532	1014 E 38TH ST; 1015 E 38TH 1/2 ST	CS	CS-MU-CO-NP
532A	1016 E 38TH ST; 1017 E 38TH 1/2 ST; 3800, 3806, 3810 N IH-35 SVC RD SB	CS	CS-MU-NP
533	1013 E 38TH 1/2 ST	LO	LO-MU-NP
534	1012 E 38TH 1/2 ST	LO	LO-MU-NP
535	1016 E 38TH 1/2 ST	CS	CS-MU-CO-NP
535A	3828 N IH-35 SVC RD SB	CS	CS-MU-NP
536	1006 E 39TH ST	SF-3	LO-MU-CO-NP
536A	1008 E 39TH ST (N 100.28 FT OF S 207.2 FT OF E 52.89 FT OF LOT 1 BLK 9 OLT 20-21 DIV C PLAINVIEW HEIGHTS E 39TH ST)	SF-3	LO-MU-CO-NP
536B	1008 (S 100.29 FT OF E 52.89 FT OF LOT 1 BLK 9 OLT 20-21 DIV C PLAINVIEW HEIGHTS E 39TH ST)	SF-3	LO-MU-CO-NP
537	1019 E 39TH ST; 1009 E 40TH ST	GO	GO-MU-NP
537A	1015, 1017 E 40TH ST; 3900, 3906 N IH-35 SVC RD SB	CS	CS-MU-NP
538	1005, 1007 E 40TH ST	LO	LO-MU-NP
539	930, 1000, 1002, 1004, 1006, 1008, 1010 E 40TH ST	LO	LO-MU-NP
540	1033 E 41ST ST; 4000 N IH-35 SVC RD SB	CS	CS-MU-NP
540A	1025 E 43RD ST	CS-CO	CS-MU-CO-NP
541	905, 907, 909, 913, 915, 923, 925, 927, 931, 1007, 1013, 1017, 1021 E 41ST ST	GR	GR-MU-CO-NP
541A	4007-4011 RED RIVER ST	GR-CO	GR-MU-CO-NP
542	4003, 4005 RED RIVER ST; 902, 910, 912, 918, 920, 924, 928 E 40TH ST	SF-3, MF-3, LO	MF-3-NP
543	1000 E 41ST ST (EXCEPT 2,500 SQ FT OF OUTLOT 19, ORIGINAL CITY OF AUSTIN, TWIN LIQUORS SITE)	GR, CS	CS-CO-NP
543A	1000 E 41ST ST-2,500 SQ FT OF OUTLOT 19, ORIGINAL CITY OF AUSTIN, TWIN LIQUORS SITE AS SHOWN ON EXHIBIT C)	CS-1	CS-1-CO-NP
546	908 ELLINGSON; 4425 RED RIVER	LR	LR-MU-NP
547	4400 RED RIVER ST	LO	LO-MU-NP
548	4210, 4306 RED RIVER ST	LO	LO-MU-NP
549	811 E 41ST ST	SF-3	P-NP
549A	811 E 41ST ST	SF-3	P-NP
550	4003 DUVAL	MF-4	LR-MU-CO-NP
551	506 E 40TH ST	MF-4	MF-2-CO-NP
557	500 PARK BLVD	LR	LR-MU-CO-NP
559	4215 DUVAL ST	CS	CS-CO-NP
560	503 E 43RD ST	CS	MF-2-NP
561	4301 DUVAL ST	CS	CS-CO-NP
562	4305 DUVAL	MF-4	MF-4-CO-NP
562A	4303, 4305 DUVAL ST	CS	CS-MU-CO-NP
563	4409 DUVAL ST	CS	CS-MU-CO-NP
2001	507, 509, 511 BELLEVUE PL	SF-3	SF-3-CO-NP

TRACT	ADDRESS	FROM	TO
2002	601, 603, 605 BELLEVUE PL	SF-3	SF-3-CO-NP
2003	607, 609 BELLEVUE PL	SF-3	SF-3-CO-NP
2004	504 BELLEVUE PL	SF-3	SF-3-CO-NP
2004A	606 BELLEVUE PL	SF-3-H	SF-3-H-CO-NP
2004B	508 BELLEVUE PL	SF-3	SF-3-CO-NP
2005	604, 606, 608, 610 BELLEVUE PL; 3006 HARRIS PARK AVE; 611 RATHERVUE PL	SF-3	SF-3-CO-NP
2005A	600 BELLEVUE PL	SF-3-H	SF-3-H-CO-NP
2006	3102, 3104, 3106 HARRIS PARK AVE; 610 RATHERVUE PL	SF-3	SF-3-CO-NP
2007	3110 HARRIS PARK AVE	SF-3-H	SF-3-H-CO-NP
2008	806, 808, 810, 812, 814, 816 E 31ST ST; 703, 705, 707, 709, 711, 713, 715, 717, 719, 725, 801, 803 E 32ND ST; 3103, 3103, 3111 HARRIS PARK AVE; 702, 706, 708, 712, 716, 718, 720, 722, 724 SPARKS AVE	SF-3	SF-3-CO-NP
2009	701, 705, 707, 709 SPARKS AVE	SF-3	SF-3-CO-NP
2010	714 E DEAN KEETON ST	SF-3	SF-3-CO-NP
2011	802, 804, 806 E DEAN KEETON ST; 806, 807, 809 LEONARD ST	SF-3	SF-3-CO-NP
2012	807, 809 E 30TH ST; 2908, 2914 BEANNA ST; 800, 802, 804, 806 LEONARD ST	SF-3	SF-3-CO-NP
2013	817 E 30TH ST; 2903, 2905, 2907, 2909, 2911, 2913 2915 BEANNA ST; 810 E DEAN KEETON ST; 2900, 2902, 2904, 2910, 2914 HAMPTON RD	SF-3	SF-3-CO-NP
2014	806, 808, 810, 812, 814, 816, 820, 822, 824 E 30TH ST; 807, 809, 811, 813, 815, 817, 819 E 31ST ST; 721, 723 SPARKS AVE	SF-3	SF-3-CO-NP
2015	900, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 916, 918, 917, 918, 919, 920, 921, 923 E 37TH ST; 901, 903, 905, 907, 909, 913, 915, 1001, 1003, 1005, 1007 E 38TH ST; 3504, 3506, 3700, 3702, 3704, 3706, 3708, 3710 HARMON AVE; 3511 RED RIVER ST	SF-3	SF-3-CO-NP
2016	904, 906, 908, 910, 912, 1000, 1002, 1004, 1006, 1008, 1010, 1012 E 38TH ST; 909, 913, 915, 917, 1001, 1005, 1007, 1009 E 38TH 1/2 ST; 3801, 3803, 3805 RED RIVER ST	SF-3	SF-3-CO-NP
2017	1011 E 38TH 1/2 ST	SF-4A	SF-4A-CO-NP
2018	906, 908, 910, 912, 914, 916, 1000, 1002, 1004, 1006, 1008, 1010 E 38TH 1/2 ST; 907, 911, 913, 915, 917, 919, 921, 923, 925, 1001, 1003, 1005, 1007 E 39TH ST; 3809, 3813, 3817 RED RIVER ST	SF-3	SF-3-CO-NP
2019	907 E 40TH ST; 3900, 3902, 3904, 3906, 3908, 3912, 3914 BECKER AVE; 3901, 3903, 3905, 3907, 3909 RED RIVER ST	SF-3, MF-3	SF-3-CO-NP
2020	912, 914, 916 E 39TH ST; 917, 919, 921 E 40TH ST; 3901, 3903, 3905, 3907, 3909, 3911, 3913, 3915 BECKER AVE; 3902, 3906, 3908, 3910, 3912, 3914 WILLBERT RD	SF-3	SF-3-CO-NP
2021	1004 E 39TH ST; 3901, 3905, 3907, 3909, 3911, 3913, 3915 WILLBERT RD	SF-3	SF-3-CO-NP
2022	903, 905, 907, 909, 911, 1001, 1003, 1005, 1007, 1009 E 43RD ST; 4211, 4213 RED RIVER ST	SF-3, GR	SF-3-CO-NP
2023	1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039 E 43RD ST	SF-3	SF-3-CO-NP

TRACT	ADDRESS	FROM	TO
2024	902, 904, 906, 908, 1000, 1002, 1004, 1006, 1008 E 43RD ST; 905, 907, 909, 911, 1001, 1003, 1005, 1007, 1009, 1011 E 44TH ST; 4301, 4305 RED RIVER ST	SF-3	SF-3-CO-NP
2025	1010, 1012, 1014, 1016, 1018, 1020 E 43RD ST; 1013, 1015, 1017, 1019, 1021, 1023, 1025 E 44TH ST; 4302 HARMON AVE	SF-3	SF-3-CO-NP
2026	1026, 1028, 1030, 1032, 1036, 1038 E 43RD ST; 1029, 1031, 1033, 1035 E 44TH ST	SF-3	SF-3-CO-NP
2027	904, 906, 908, 1002, 1004, 1006, 1008, 1010 E 44TH ST; 905, 911, 1001, 1005, 1011 ELLINGSON LN; 4401, 4403, 4405 RED RIVER ST	SF-3, LO	SF-3-CO-NP
2028	1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034 E 44TH ST; 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031 ELLINGSON LN	SF-3	SF-3-CO-NP
2029	1001, 1003, 1005, 1007, 1009, 1011 E 45TH ST; 4408 BENNETT AVE; 1000, 1002, 1004, 1006, 1008, 1010 ELLINGSON LN	SF-3	SF-3-CO-NP
2030	1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027 E 45TH ST; 4407 BENNETT AVE; 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028 ELLINGSON LN	SF-3	SF-3-CO-NP
2031	4414, 4418, 4420, 4426 RED RIVER ST	SF-3	SF-3-CO-NP
2032	801, 807, 809, 811 E 45 TH ST; 4413 CASWELL AVE	SF-3	SF-3-CO-NP
2033	4409 CASWELL AVE; 806, 808, 810, 812 KEASBEY ST	SF-3	SF-3-CO-NP
2034	816 KEASBEY ST; 4406, 4408, 4410, 4412 RED RIVER ST	SF-3	SF-3-CO-NP
2035	4405 CASWELL AVE; 801, 805, 807, 809, 811, 813 KEASBEY ST	SF-3	SF-3-CO-NP
2036	800, 802, 804, 806, 812 E 44TH ST	SF-3	SF-3-CO-NP
2037	801, 803, 805, 807, 809 E 44TH ST; 4308, 4310, 4312 RED RIVER ST	SF-3	SF-3-CO-NP
2038	0 CASWELL AVE (BLK 22 * 69.72AV X 139.78AV DIVISION C OLT 15 RIDGETOP ANNEX), 0 CASWELL AVE (88.4 X 68.58FT BLK 22 OLT 14 DIVISION C); 4205, 4211, 4301, 4305 CASWELL AVE; 800, 802, 804, 806, 808, 810, 812 PARK BLVD	SF-3, LO	SF-3-CO-NP
2039	701, 703, 705, 709, 711 E 45TH ST; 4412 CASWELL AVE	SF-3	SF-3-CO-NP
2040	4408 CASWELL AVE; 700, 702, 704, 706, 708, 712 KEASBEY ST	SF-3	SF-3-CO-NP
2041	4404, 4406 CASWELL AVE; 701, 703, 705, 709 KEASBEY ST	SF-3	SF-3-CO-NP
2042	706 E 44TH ST	SF-3-H	SF-3-H-CO-NP
2043	708, 712 E 44TH ST	SF-3	SF-3-CO-NP
2044	705, 707, 709 E 44TH ST; 4308 CASWELL AVE; 4307 EILERS AVE	SF-3	SF-3-CO-NP
2045	702, 706 E 43RD ST; 4300, 4304, 4306 CASWELL AVE; 4307 EILERS AVE	SF-3	SF-3-CO-NP
2046	602, 606, 610, 612 E 43RD ST; 4308, 4310, 4400, 4402, 4404, 4406, 4408 EILERS AVE	SF-3	SF-3-CO-NP
2047	602, 606 E 43RD ST	SF-3-H	SF-3-H-CO-NP
2048	605 E 45TH ST; 4315, 4401, 4413, 4415, 4417, 4419 BARROW AVE	SF-3	SF-3-CO-NP
2049	4410, 4412, 4414, 4416, 4418 BARROW AVE	SF-3, MF-2	SF-3-CO-NP
2050	4314, 4316, 4400, 4403, 4403, 4404, 4313, 4317 BARROW AVE; 4401, 4403, 4405, 4407 DUVAL ST	SF-3, MF-2, LR	SF-3-CO-NP
2051	505, 509, 511 E 43RD ST	SF-3	SF-3-CO-NP
2052	502, 504, 506, 508, 510 PARK BLVD	SF-3, MF-4	SF-3-CO-NP

TRACT	ADDRESS	FROM	TO
2053	601, 603, 605, 607, 609, 611, 615, 617, 701, 705, 707, 711, 713, 715 E 43RD ST; 600, 602, 604, 606, 610, 700, 704, 706, 716, 720, 722 PARK BLVD	SF-3	SF-3-CO-NP
2054	4205 DUVAL ST; 601, 603, 605, 607 PARK BLVD	SF-3, MF-4	SF-3-CO-NP
2055	600, 602, 604, 606, 608, 612 E 42ND ST; 4203 DUVAL ST	SF-3, MF-4	SF-3-CO-NP
2056	606, 607, 609, 611 E 42 ND ST; 4105 DUVAL ST	SF-3, MF-4	SF-3-CO-NP
2057	600, 602, 606, 610, 612 E 41ST ST	SF-3, MF-4	SF-3-CO-NP
2058	700, 702, 710 E 41ST ST; 0 E 42ND ST (135.22 X 151.7FT AV & 8 X 14' OLT 14 DIVISION C); 600, 602, 604, 606, 608, 610 E 42ND ST; 4203 BARROW ST; 601, 603, 605, 607, 609, 611, 703, 709, 711, 713, 719, 721, 723, 801, 803, 805, 807, 809, 811 PARK BLVD; 4107, 4109, 4111 PECK AVE	SF-3	SF-3-CO-NP
2059	801 PARK BLVD	SF-3-H	SF-3-H-CO-NP
2060	601, 603, 605, 607 E 42 ND ST; 4104 PECK AVE	SF-3	SF-3-CO-NP
2061	600, 602, 604, 606, 608 E 41ST ST; 4102 PECK AVE	SF-3	SF-3-CO-NP
2062	601, 603, 607, 609, 611 E 41ST ST; 4007 DUVAL ST; 4000 PECK AVE	SF-3, MF-4	SF-3-CO-NP
2063	610, 612, 614, 616, 618 E 40TH ST	SF-3	SF-3-CO-NP
2064	605, 609, 611, 613, 615, 617 E 40TH ST; 3911, 3913 DUVAL ST	SF-3	SF-3-CO-NP
2065	606, 608, 610, 612, 614 E 39TH ST; 3901, 3903, 3905 DUVAL ST; 3902 PECK AVE	SF-3	SF-3-CO-NP
2066	605, 607, 611, 615 E 39 TH ST; 3817, 3819, 3823 DUVAL ST	SF-3	SF-3-CO-NP
2067	606, 608, 612, 614 E 38 TH 1/2 ST; 3811, 3813, 3815 DUVAL ST	SF-3	SF-3-CO-NP
2068	607, 609, 611, 615, 617 E 38TH 1/2 ST; 3807 DUVAL ST; 3808 PECK AVE	SF-3	SF-3-CO-NP
2069	606, 608, 610, 612, 614 E 38TH ST; 3801, 3803, 3805 DUVAL ST	SF-3	SF-3-CO-NP
2070	603, 605, 609 E 38TH ST; 3701, 3703, 3705, 3709 DUVAL ST; 602, 606, 608 TEXAS AVE	SF-3	SF-3-CO-NP
2071	601, 605, 607, 609, 611 TEXAS AVE	SF-3	SF-3-CO-NP
2072	600, 606, 608 CAROLYN AVE; 3407 DUVAL ST	SF-3	SF-3-CO-NP
2073	603, 605, 609 CAROLYN AVE; 3409 DUVAL ST	SF-3	SF-3-CO-NP
2074	3405 DUVAL ST; 604, 606, 608 HARRIS AVE	SF-3	SF-3-CO-NP
2075	601, 603, 605, 607, 609 E 38TH ST	SF-3	SF-3-CO-NP
2076	3705 LIBERTY ST; 602, 604, 606, 608 TEXAS AVE	SF-3	SF-3-CO-NP
2077	601, 603, 605, 607, 609 TEXAS AVE	SF-3	SF-3-CO-NP
2078	600, 602, 604, 608 CAROLYN AVE; 3502 MONTROSE	SF-3	SF-3-CO-NP
2079	601, 603 CAROLYN AVE; 3408 MONTROSE	SF-3	SF-3-CO-NP
2080	600, 602, 604, 608 HARRIS AVE; 3400 MONTROSE ST	SF-3	SF-3-CO-NP
2081	3707 MONTROSE ST; 701, 703, 705 E 38TH ST	SF-3	SF-3-CO-NP
2082	700, 702, 704, 706, 708 TEXAS AVE	SF-3	SF-3-CO-NP
2083	701, 703, 705, 707, 709 TEXAS AVE; 3506 WOODROW ST	SF-3	SF-3-CO-NP
2084	700, 702, 704, 706 CAROLYN AVE;	SF-3	SF-3-CO-NP
2085	701, 703, 705, 709 CAROLYN AVE	SF-3	SF-3-CO-NP
2086	700, 702, 704, 706, 708 HARRIS AVE	SF-3	SF-3-CO-NP
2087	3507, 3509 WOODROW ST	SF-3	SF-3-CO-NP
2087A	3601 WOODROW ST	SF-3	SF-3-CO-NP
2088	713, 715, 719 CAROLYN AVE	SF-3	SF-3-CO-NP
2088A	712, 714, 716, 718 HARRIS AVE	SF-3	SF-3-CO-NP
2089	3219, 3221, 3301 3305 DUVAL ST; 607, 609, 611 HARRIS AVE; 3302, 3304, 3306, 3308 LIBERTY ST	SF-3	SF-3-CO-NP

TRACT	ADDRESS	FROM	TO
2090	3215 DUVAL ST	SF-3-H	SF-3-H-CO-NP
2091	600, 602 E 32ND ST; 3209, 3216 DUVAL ST	SF-3	SF-3-CO-NP
2092	800 E 32ND ST	SF-3-H	SF-3-H-CO-NP
2093	600 E 32ND ST, 601, 603 HARRIS AVE; 3209, 3211, 3213, 3216, 3217, 3219, 3301, 3303, 3305, 3307, 3309 LIBERTY ST	SF-3	SF-3-CO-NP
2094	3200, 3202, 3204, 3206, 3208, 3210, 3212, 3214, 3216, 3218, 3300, 3302, 3304, 3306, 3308, 3310, 3312 HARRIS PARK AVE	SF-3	SF-3-CO-NP
2095	3308 HAMPTON RD; 701, 703, 705, 707, 709, 711, 713, 715, 717, 719 HARRIS AVE; 3303, 3305, 3309 HARRIS PARK AVE; 700, 702, 704, 706, 708, 710, 712, 714, 716, 720 LONDON LN	SF-3	SF-3-CO-NP
2095A	701, 703, 705, 707, 709, 711, 713, 715, 717, 719 LONDON LN; 3201, 3203, 3205, 3207, 3209, 3211, 3213 HARRIS PARK AVE; 708 E 32ND ST; 3200, 3202, 3203, 3204, 3206, 3207, 3208, 3210, 3212 FAIRFAX WALK; 714, 720, 722, 800 E 32ND ST; 804 E 32ND 1/2 ST; 3202, 3204, 3206, 3208 BEANNA ST; 3208, 3210 HAMPTON RD	SF-3	SF-3-CO-NP
2095B	3216 FAIRFAX WALK	SF-3-H	SF-3-H-CO-NP
2097	806, 808 E 32ND ST; 803, 805, 807 E 32ND 1/2 ST; 3201 BEANNA ST	SF-3	SF-3-CO-NP
2098	816 E 32ND ST; 3207, 3209, 3211, 3213, 3215, 3217, 3303, 3305, 3307, 3309, 3311 HAMPTON RD	SF-3	SF-3-CO-NP
2099	3410, 3500, 3508, 3510, 3512, 3700, 3704, 3710, 3712 GREENWAY; 805 E 35TH ST; 3408 HAMPTON RD	SF-3	SF-2-CO-NP
2100	3400, 3404 HAMPTON RD	SF-3	SF-2-CO-NP
2100A	802, 804, 808 HARRIS AVE	SF-3	SF-3-CO-NP
2101	817 E 37TH ST; 3501, 3505, 3509 GREENWAY; 3500, 3504, 3700 HAMPTON RD	SF-3	SF-2-CO-NP
2102	3711 GREENWAY; 818, 822, 826, 832, 834, 836, 838, 840 E 37TH ST; 3701 HAMPTON RD; 809, 811, 817, 819, 823, 825, 831, 833, 837, 841, 843 E 38TH ST	SF-3	SF-2-CO-NP
2103	829, 841 E 37TH ST; 3501, 3509 HAMPTON RD; 3408, 3412, 3504, 3500, 3506, 3508, 3510, 3512 RED RIVER ST	SF-3	SF-2-CO-NP
2104	818, 820, 822, 824, 826, 828, 830 HARRIS AVE	SF-3	SF-2-CO-NP
2105	3313 HAMPTON RD; 819, 821, 823, 825, 827 HARRIS AVE	SF-3	SF-2-CO-NP

PART 3. The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

PART 4. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP:

1. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
2. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
3. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 of the Code.

PART 5. The following tracts may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code:

501, 504, 507, 507A, 509, 510, 512, 513, 514, 514A, 515, 516, 517, 518, 519, 520, 522, 523, 524, 525, 526, 527, 536, 536A, 536B, 541, 541A, 543, 543A, 546-548, 550, 557, 559, 561, 562A, and 563.

PART 6. Tracts 543 and 543A may be developed as a neighborhood urban center special use as set forth in Section 25-2-1422 through 1424.

PART 7. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following conditions apply to Tracts 536, 536B, 551, 2001 through 2098, 2100, 2100A, 2104, and 2105.
 - A. The maximum height of a building or structure is 30 feet from ground level.
 - B. A building or structure may not exceed a height of two stories.
2. The following conditions apply to Tracts 2099, 2101, 2102 and 2103.
 - A. Except as provided in Subsection C, the maximum height of a building or structure is 30 feet from ground level.
 - B. A building or structure subject to Subsection A may not exceed a height of two stories.

- C. If the principal structure or building is constructed 15 or more feet from all property lines, then the maximum height of a building structure is 35 feet from ground level.
3. The maximum height of a building or structure on Tracts 508A and 512 is 35 feet from ground level.
4. The following conditions apply to Tracts 503, 503A and 503B.
- A. The maximum height of a building or structure is 35 feet from ground level.
 - B. The maximum building coverage is 50 percent.
 - C. The maximum impervious cover is 60 percent.
 - D. The maximum number of residential units permitted is 17 units per acre.
5. The maximum height of a building or structure is 40 feet from ground level on Tracts 511, 526, 529, 559, 560, 561, 562, 562A, and 563.
6. The maximum height of a building or structure is 50 feet from ground level on Tracts 513, 514, 541, and 541A.
7. For Tracts 532 and 535, the maximum width of a driveway accessing Harmon Avenue is 30 feet.
8. The following conditions apply to Tract 536.
- A. The maximum impervious cover is 50 percent.
 - B. The maximum floor area ratio is 0.33 to 1.0.
9. The maximum floor area ratio is 0.57 to 1.0 for Tract 536A and 536B.
10. A site plan or building permit for Tract 540A or Tract 541A may not be approved, released, or issued, if the completed development or uses of Tract 540A or Tract 541A, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

11. The maximum building coverage for Tract 551 is 40 percent.

12. This section applies to the front yard setback of a single family residential structure in Tracts 2099, 2101, 2102, and 2103.

A. Except as otherwise provided in Subsection B, for an interior lot, if the front yard setbacks of existing adjacent principal single family structures exceed 25 feet, then the front yard setback on the subject property may not be more than five feet different from the average of the front yard setbacks of the principal single family structures on the same side of the street on a block.

B. If the principal single family structure has been removed from the subject property within the preceding 12 months, the minimum front yard setback for new construction on the subject property is the setback of the single family structure previously located on the site.

C. For a corner lot, the following applies:

1. If the lot on the side of the corner lot is legally developed, the minimum front yard setback of the corner lot is equal to the setback of the principal structure on the side lot.

2. If the lot on the side of the corner lot is vacant, the minimum front yard setback of the corner lot is equal to the average setbacks of the principal structures on the other lots in the block on the same side of the street.

13. The width of a driveway may not exceed 18 feet for Tracts 2099, 2101, 2102 and 2103.

14. The following conditions apply to Tracts 2100, 2100A, 2104 and 2105.

A. The maximum width of a front yard driveway is 12 feet.

B. The maximum width of a street side yard driveway is 18 feet.

C. The front yard setback for a parking structure is 60 feet.

D. A circular driveway is not permitted on a lot that has less than 100 feet of front street yard width

15. Financial services use is a conditional use of Tracts 501, 507, 507A and 546.

16. The following uses are prohibited uses of Tracts 501, 507, 507A, 546, 550 and 557:

Residential treatment	Service station
Medical offices (exceeding 5000 sq.ft. gross floor area)	

17. Drive-in service is prohibited as an accessory use to commercial uses of Tracts 501, 507, 507A, 513, 514, 541, 541A, 546, 550, 557, 559, 561, 562A, and 563.

18. Drive-in service is a conditional use as an accessory use to commercial uses of Tracts 522, 532, 535, 540A, 543, and 543A.

19. The following uses are conditional uses of Tract 513 and 514:

Commercial off-street parking	Indoor entertainment
Hotel-motel	

20. The following uses are prohibited uses of Tract 513 and 514:

Automotive rentals	Exterminating services
Automotive repair services	Funeral services
Automotive sales	Indoor sports and recreation
Automotive washing (of any type)	Outdoor entertainment
Bed & breakfast residential (Group 1)	Outdoor sports and recreation
Bed & breakfast residential (Group 2)	Pawn shop services
Drop-off recycling collection facility	Service station
Research services	Residential treatment

21. The following uses are conditional uses of Tract 522:

Commercial blood plasma center	Laundry services
Commercial off-street parking	Monument retail sales
Hotel-motel	Off-site accessory parking
Indoor entertainment	Research services
Plant nursery	

22. The following uses are prohibited uses of Tract 522:

- | | |
|--|---|
| Agricultural sales and services | Equipment sales |
| Automotive rentals | Exterminating services |
| Automotive repair services | Funeral services |
| Automotive washing (of any type) | Indoor sports and recreation |
| Bed & breakfast residential (Group 1) | Kennels |
| Bed & breakfast residential (Group 2) | Limited warehousing and distribution |
| Building maintenance services | Maintenance and service facilities |
| Campground | Outdoor entertainment |
| Construction sales and services | Outdoor sports and recreation |
| Convenience storage | Pawn shop services |
| Drop-off recycling collection facilities | Residential treatment |
| Electronic prototype assemble | Service station |
| Equipment repair services | Transportation terminal |
| Vehicle storage | |

23. Off-site accessory parking use and research services use are conditional uses of Tract 524.

24. The following uses are prohibited uses of Tract 524:

- | | |
|--|---|
| Automotive rentals | General retail sales (convenience) |
| Automotive repair services | General retail sales (general) |
| Automotive sales | Hotel-motel |
| Automotive washing (of any type) | Outdoor entertainment |
| Bed & breakfast residential (Group 1) | Outdoor sports and recreation |
| Bed & breakfast residential (Group 2) | Pawn shop services |
| Commercial off-street parking | Indoor entertainment |
| Consumer convenience services | Indoor sports and recreation |
| Drop-off recycling collection facility | Pet services |
| Exterminating services | Personal improvement services |
| Financial services | Residential treatment |
| Food sales | Restaurant (general) |
| Funeral services | Restaurant (limited) |
| Theater | Service station |
| Consumer repair services | |

25. The following uses are conditional uses of Tracts 532 and 535:

Automotive repair services	Automotive washing (of any type)
Building maintenance services	Funeral services
Commercial blood plasma center	Hotel-motel
Commercial off-street parking	Outdoor sports and recreation
Custom manufacturing	Research services
Residential treatment	

26. The following uses are prohibited uses of Tracts 532 and 535:

Agricultural sales and services	Kennels
Automotive rentals	Limited warehousing and distribution
Automotive sales	Maintenance and service facilities
Campground	Monument retail sales
Construction sales and services	Outdoor entertainment
Convenience storage	Pawn shop services
Drop-off recycling collection facilities	Service station
Equipment repair services	Vehicle storage
Equipment sales	

27. The following uses are conditional uses of Tracts 540A and 543:

Automotive rentals	Exterminating services
Building maintenance services	Funeral services
Commercial blood plasma center	Hotel-motel
Commercial off-street parking	Monument retail sales
Custom manufacturing	Outdoor sports and recreation
Drop-off-recycling collection facilities	Research services
Residential treatment	

28. The following uses are prohibited uses of Tracts 540A and 543:

Agricultural sales and services	Kennels
Automotive sales	Limited warehousing and distribution
Automotive washing (of any type)	Maintenance and services facilities
Campground	Outdoor entertainment
Construction sales and services	Pawn shop services
Convenience storage	Vehicle storage

**Electronic prototype assembly
Equipment sales**

Equipment repair services

29. The following uses are conditional uses of Tracts 541 and 541A:

**Automotive rentals
Automotive repair services
Commercial off-street parking
Exterminating services
Hotel-motel**

**Outdoor sports and recreation
Research services
Residential treatment
Funeral services**

30. The following uses are prohibited uses of Tracts 541 and 541A:

**Automotive sales
Automotive washing (of any type)**

**Outdoor entertainment
Pawn shop services**

31. The following uses are conditional uses of Tract 543A:

**Automotive rentals
Building maintenance services
Commercial blood plasma center
Commercial off-street parking
Custom manufacturing
Drop-off recycling collection facilities**

**Exterminating services
Funeral services
Hotel-motel
Outdoor sports and recreation
Research services
Residential treatment**

32. The following uses are prohibited uses of Tract 543A:

**Adult oriented businesses
Agricultural sales and services
Automotive sales
Automotive washing (of any type)
Campground
Kennels
Limited warehousing and distribution
Maintenance and services facilities**

**Construction sales and services
Convenience storage
Electronic prototype assemble
Equipment repair services
Equipment sales
Outdoor entertainment
Pawn shop services
Vehicle storage**

33. Day care services (general) use is a conditional use of Tracts 503, 503A, and 551.

34. The following uses are prohibited uses of Tracts 551:

Bed and breakfast residential (Group 2)	Multifamily residential
Condominium residential	Residential treatment
Congregate living	Retirement housing (large site)
Townhouse residential	

35. The following uses are conditional uses of Tracts 559, 561, 562A, and 563:

Commercial off-street parking	Monument retail sales
Congregate living	Plant nursery
Hospital services (limited)	Services station
Laundry services	

36. The following uses are prohibited uses of Tract 559, 561, 562A, and 563:

Agricultural sales and services	Hospital services (general)
Automotive rentals	Exterminating services
Automotive repair services	Funeral services
Automotive sales	Indoor sports and recreation
Automotive washing (of any type)	Kennels
Building maintenance services	Limited warehousing and distribution
Business or trade school	Maintenance and service facilities
Campground	Outdoor entertainment
College and university facilities	Hotel-motel
Commercial blood plasma center	Indoor entertainment
Construction sales and services	Outdoor sports and recreation
Convenience storage	Pawn shop services
Drop-off recycling collection facilities	Residential treatment
Electronic prototype assemble	Research services
Equipment repair services	Vehicle storage
Equipment sales	Medical offices (exceeding 5000 sq. ft.
Business support services	gross floor area)

37. The following uses are prohibited uses of Tracts 503 and 503A:

Congregate living	Convalescent services
Group residential	Hospital services (limited)
Multifamily residential	Residential treatment

38. The following uses are conditional uses of Tract 503B:

Day care services (commercial)
Day care services (general)
Local utility services

Private primary educational facilities
Private secondary educational facilities
Safety services

39. A college and university facilities use that exceeds 2,400 square feet gross floor area is a conditional use of Tract 503B.

40. The following uses are prohibited uses of Tract 503B:

Business or trade school
Business support services
Communication services
Congregate living
Convalescent services
Counseling services
Group residential
Guidance services
Hospital services (general)
Medical offices (not exceeding
5000 sq. ft. gross floor area)

Medical offices (exceeding 5000 sq. ft.
gross floor area)
Multifamily residential
Off-site accessory parking
Personal services
Professional office
Residential treatment
Restaurant (limited)
Hospital services (limited)
Software development

41. Except as otherwise provided in this ordinance, Tracts 515 and 516 may be developed and used according to the regulations under the following zoning districts

A. Community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district for an area measured from ground level to a height of 15 feet.

B. Multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district for an area measured from 15 feet above ground level to a height of 60 feet.

42. The following conditions apply to Tracts 515 and 516.

A. The maximum height of a building or structure is 60 feet from ground level.

B. The maximum building coverage is 70 percent.

- C. The maximum impervious cover is 80 percent.
- D. Vehicular access from the tracts to Red River Street and Dean Keeton Street is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 8. This ordinance takes effect on September 6, 2004.

PASSED AND APPROVED

August 26, 2004

§
§
§

Will Wynn

Will Wynn
Mayor

APPROVED:

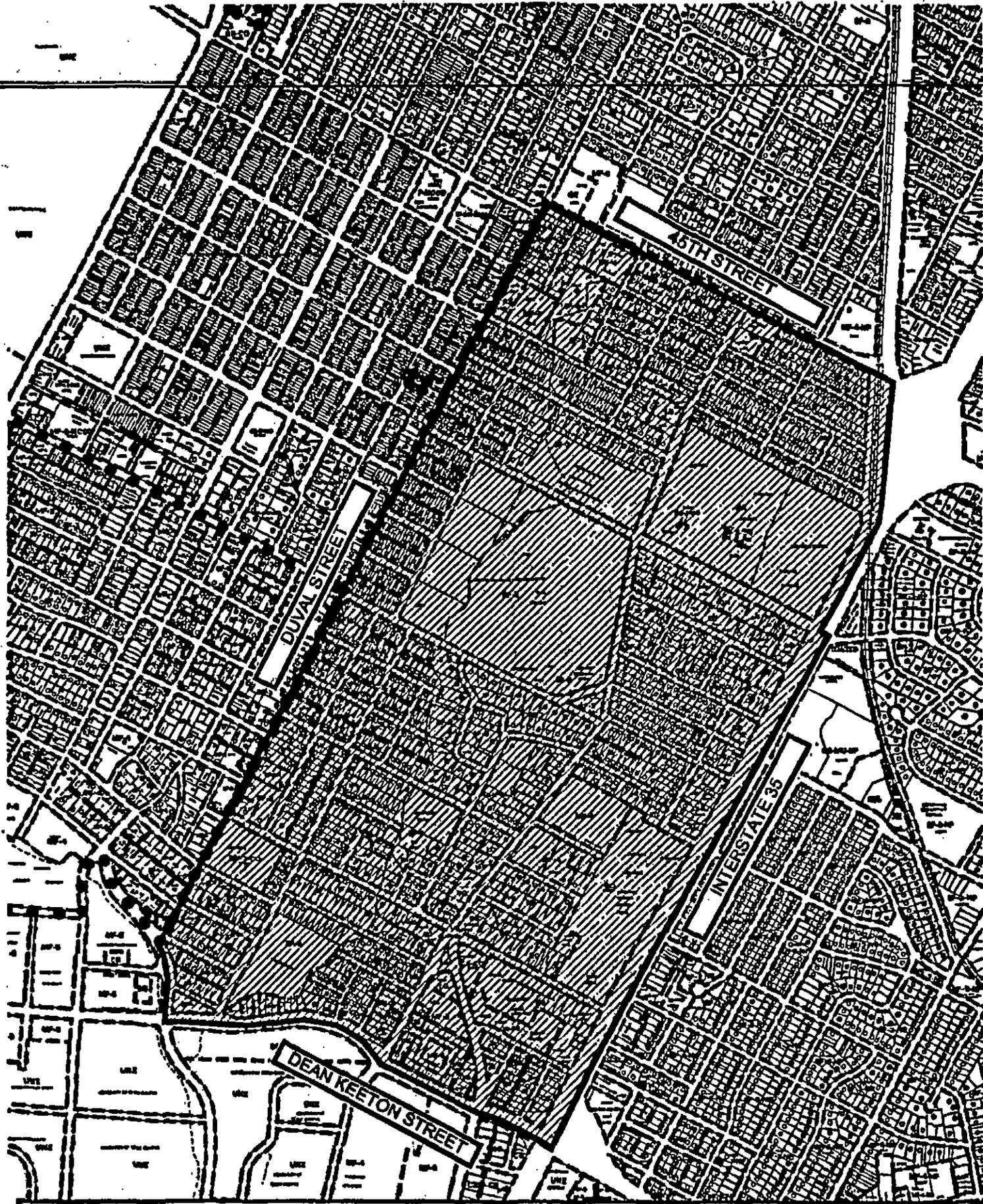
David Allan Smith

David Allan Smith
City Attorney

ATTEST:

Shirley A. Brown

Shirley A. Brown
City Clerk




SUBJECT TRACT 
PENDING CASE 
ZONING BOUNDARY 
CASE MGR: G. RHOADES

CASE #: C14-04-0023
ADDRESS: HANCOCK NEIGHBORHOOD
PLANNING AREA
SUBJECT AREA (acres): 541.380

ZONING EXHIBIT B

DATE: 04-03
INTLS: 8M

CITY & REFERE
NUMBER
U24-25 1
5

1" = 1000'

2,500 SQUARE FEET
AUSTIN PERMIT SERVICE
ZONING TRACT

FN. NO. 98-241 (MJJ)
JULY 20, 1998
BPI JOB NO. 765-03.97

EXHIBIT C

DESCRIPTION

OF A 2,500 SQUARE FOOT TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OUT OF OUTLOT 19, DIVISION "C" ORIGINAL CITY OF AUSTIN, BEING A PORTION OF THAT 34.243 ACRE TRACT OF LAND CONVEYED TO PACIFIC RETAIL TRUST BY DEED OF RECORD IN VOLUME 12723, PAGE 2153 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2,500 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a P.K. nail found at the intersection of the easterly line of Red River Street (80' R.O.W.) with the northerly line of East 41st Street (80' R.O.W.), being the southwesterly corner of said 34.243 acres;

THENCE, N23°19'22"E, along the easterly line of Red River Street, being the westerly line of said 34.243 acres a distance of 158.77 feet;

THENCE, leaving the easterly line of Red River Street, over and across said 34.243 acres the following five (5) courses and distances:

- 1) S66°40'38"E, a distance of 182.01 feet to the POINT OF BEGINNING and the southwesterly corner hereof;
- 2) N30°01'12"E, a distance of 41.76 feet to the northwesterly corner hereof;
- 3) S59°58'38"E, a distance of 59.87 feet to the northeasterly corner hereof;
- 4) S30°01'12"E, a distance of 41.76 feet to the southeasterly corner hereof;

FN 98-241 (MJJ)
JULY 20, 1998
PAGE 2 OF 2

- 5) N59°58'38"W, a distance of 59.87 feet to the POINT OF BEGINNING, containing an area of 2,500 square feet of land, more or less, within these metes and bounds.

I, PAUL L. EASLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PITTMAN, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD, SUITE 200
AUSTIN, TEXAS 78746

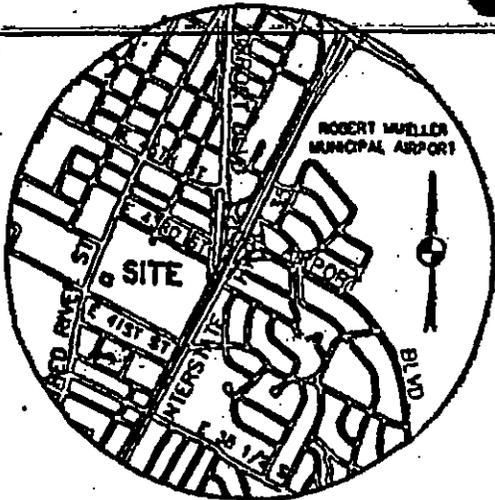
Paul L. Easley

 PAUL L. EASLEY
 R.P.L.S. NO. 4432
 STATE OF TEXAS

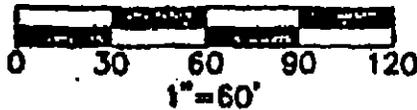
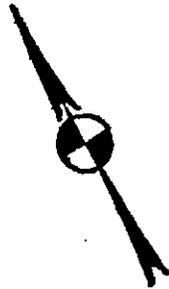
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 DATE



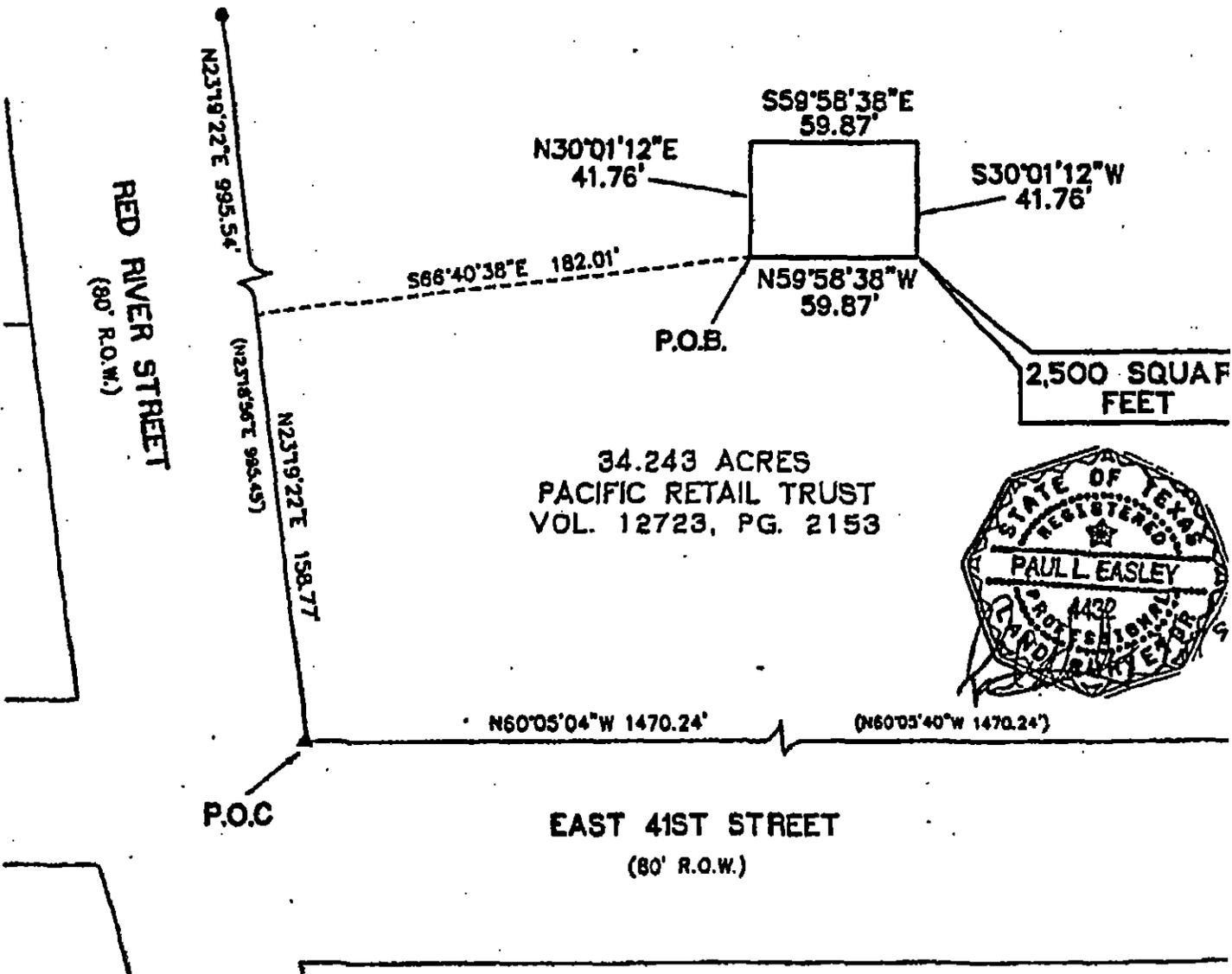


VICINITY MAP
N.T.S.



LEGEND

- 1/2" IRON ROD FOUND
- ▲ PK NAIL FOUND
- CONCRETE HIGHWAY MONUMENT FOUND
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEME



Bury+Pittman, Inc.
 Consulting Engineers and Surveyors
 Austin, Texas Tel 512/328-0811 Fax 512/328-0065
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C14-04-0023

SKETCH TO ACCOMPANY DESCRIPTION
 OF A 2,500 SQUARE FOOT TRACT OF LAND OUT OF OUTLOT
 19, DIVISION "C" ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY,
 TEXAS, BEING A PORTION OF THAT 34.243 ACRE TRACT
 OF LAND CONVEYED TO PACIFIC RETAIL TRUST BY DEED
 OF RECORD IN VOLUME 12723, PAGE 2153 OF THE REAL
 PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

**AUSTIN PERMI
 SERVICE**

ORDINANCE NO. 041021-47

AN ORDINANCE AMENDING ORDINANCE NO. 040826-59, AND REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON TRACT 2104, BEING APPROXIMATELY 0.79 ACRES OF LAND IN THE HANCOCK NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICT ON THE TRACT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 040826-59 is amended to include the property identified in this Part in the Hancock neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to the base zoning district and to change the base zoning district on a tract of land described in File C14-04-0023 (PART), as follows:

3403 Hampton Road;	Tract 2104A
3407 Hampton Road; and	Tract 2104B
3405 Hampton Road; 3406 Red River Street	Tract 2104C

(the "Property") as shown on the attached Exhibit "A",

generally known as the Hancock neighborhood plan combining district, locally known as the area bounded by Duval Street on the west, 45th Street on the north, IH-35 on the east, and Dean Keeton Street on the south, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The base zoning district for the tract of land is changed from family residence (SF-3) district and single family residence standard lot-conditional overlay (SF-2-CO) combining district to single family residence standard lot-conditional overlay-neighborhood plan (SF-2-CO-NP) combining district, and multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district, as more particularly described and identified in the chart below.

Tract No.	Property	From	To
2104A	3403 Hampton Rd.	SF-2-CO	SF-2-CO-NP
2104B	3407 Hampton Rd.	SF-2-CO	SF-2-CO-NP
2104C	3405 Hampton Rd; 3406 Red River St.	SF-3	MF-6-CO-NP

PART 3. The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

PART 4. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP:

1. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
2. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
3. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 of the Code.

PART 5. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following conditions apply to Tracts 2104A and 2104 B:
 - A. The maximum height of a building or structure is 16 feet from ground level.

- B. The maximum eave height of a building or structure is 10 feet.
- C. A building or structure may not exceed a height of one story.
- C. The maximum gross floor area is 1,250 square feet.
- D. The maximum width of a front yard driveway is 12 feet.
- E. The maximum width of a street side yard driveway is 18 feet.
- F. The front yard setback for a parking structure is 60 feet.
- G. A circular driveway is prohibited on a lot that has less than 100 feet of front street yard width.
- H. Vehicular access through Tracts 2104A and 2104B from other adjacent property to Hampton Road is prohibited.

2. The following conditions apply to Tract 2104C:

- A. The maximum height of a building or structure is 30 feet from ground level.
- B. A building or structure may not exceed a height of two stories.
- C. The maximum building coverage is 40 percent.
- D. The maximum impervious cover is 76 percent.
- E. The minimum front yard setback is the lesser of:
 - 1) 25 feet; or
 - 2) if the lots on both sides of an interior lot are legally developed, the average of the setbacks of the principal structures on the side lots; or
 - 3) if only one lot on a side of an interior lot is legally developed, the setback of the principal structure on the side lot.

- F. The front yard setback for a parking structure is 60 feet.
 - G. A circular driveway is prohibited on a lot that has less than 100 feet of front street yard width.
 - H. Vehicular access from Tract 2104C to Hampton Road is prohibited.
3. Day care services (general) use is a conditional use of Tract 2104C.
4. The following uses are prohibited uses of Tract 2104C:
- | | |
|-----------------------------|------------------------------------|
| Bed and breakfast (Group 2) | Multifamily residential |
| Condominium residential | Residential treatment |
| Congregate living | Retirement housing (small site) |
| Convalescent services | Retirement housing (large site) |
| Duplex residential | Single-family attached residential |
| Group residential | Townhouse residential |
| Hospital services (limited) | Two-family residential |

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

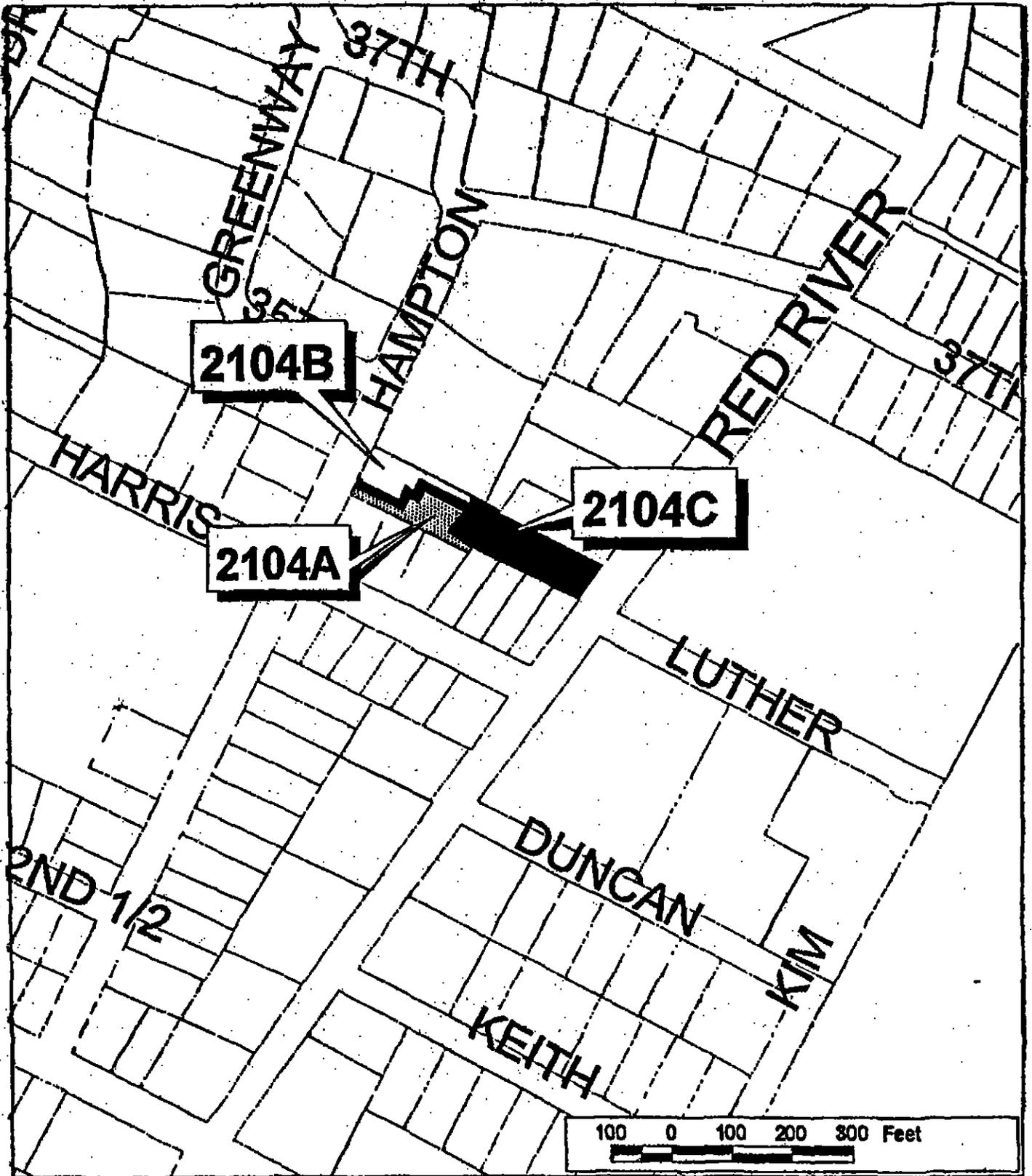
PART 6. Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 040826-59 that established the Hancock neighborhood plan combining district.

PART 7. This ordinance takes effect on November 1, 2004.

PASSED AND APPROVED

_____ October 21 _____, 2004 §
 §
 § Will Wynn
 § Will Wynn
 § Mayor

APPROVED: David Allan Smith **ATTEST:** Shirley A. Brown
 David Allan Smith Shirley A. Brown
 City Attorney City Clerk

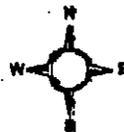


**Hancock Neighborhood Plan Combining District:
 Rezoning Approved on 10/21/04 EXHIBIT A**

Case C14-04-0023

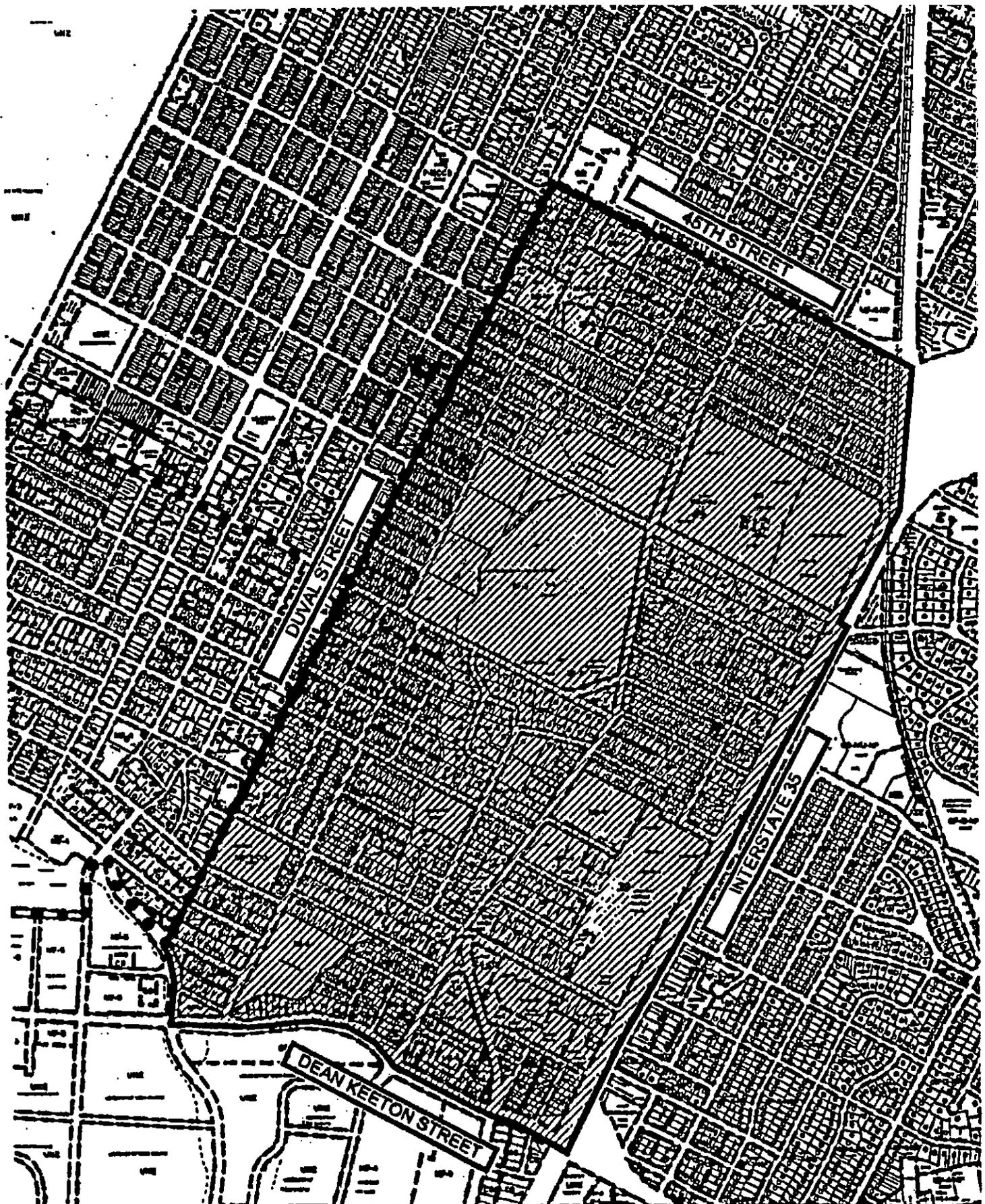


City of Austin
 Neighborhood Planning and Zoning Department
 Map revised October 21, 2004



Legend

-  Property with proposed zoning changes
-  Tract Number



 1" = 1000'	SUBJECT TRACT 	ZONING EXHIBIT B		CT REF NU U24 S
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-04-0023	DATE: 04-03	
	CASE MGR: G. RHOADES	ADDRESS: HANCOCK NEIGHBORHOOD	INTLS: SM	
PLANNING AREA A		SUBJECT AREA (acres): 541.380		

**RESTRICTIVE COVENANT**

This Restrictive Covenant (the "Restrictive Covenant"), is executed this 9th day of October, 2004, by Brent Todd Allison, ("Owner") and is as follows:

GENERAL RECITALS:

A. Owner is the owner of land described as follows:

Tract One:

Lot 3, Block "A", Resubdivision of Lot 15B of the Resubdivision of Lot 15, Beau Site, and a Portion of Lot 14, Beau Site, according to the map or plat thereof recorded as Document No. 200200333 of the Official Public Records of Travis County, Texas; and

Tract Two:

Lot 4, Block "A", Resubdivision of Lot 15B of the Resubdivision of Lot 15, Beau Site, and Portion of Lot 14, Beau Site, according to the map or plat thereof recorded as Document No. 200200333 of the Official Public Records of Travis County, Texas, and

Tract Three:

Lot 15B-1, Block "A", Resubdivision of Lot 15B of the Resubdivision of Lot 15, Beau Site, and a portion of Lot 14, Beau Site, according to the map or plat thereof recorded as Document No. 200200333 of the Official Public Records of Travis County, Texas; and

Tract Four:

A portion of Lot 15-B2, Block "A", Resubdivision of Lot 15B of the Resubdivision of Lot 15, Beau Site, and Portion of Lot 14, Beau Site, according to the map or plat thereof recorded as Document No. 200200333 of the Official Public Records of Travis County, Texas, excluding Tract Five; and

Tract Five:

That portion of Lot 15-B2, Block "A", Resubdivision of Lot 15B of Lot 15, Beau Site, and Portion of Lot 14, Beau Site, according to the map or plat thereof recorded as Document No. 200200333 of the Official Public records of Travis County, Texas, which lies between Tract One and Tract

Two and is defined as a "flag" in accordance with Title 25, Chapter 25-4 of the City Code of Austin.

Tract One, Tract Two, Tract Three, Tract Four, and Tract Five are referenced herein collectively as the "Property."

- B. The term "Owner" means, individually, and the term "Owners" means, collectively, Bee Cave Investment Group Trust and all future owners of the fee interest of any portion of the Property (whether such fee interest is obtained through a purchase from Owner or through a purchase at a foreclosure sale or trustee's sale or through a deed in lieu of foreclosure) and their successors and assigns.
- C. The term "Neighboring Owners" means owners of property any part of which lies within 300 feet of the Property and their heirs, successors and assigns.
- D. The term "Neighborhood Association" means the Hancock Neighborhood Association, a neighborhood association in Austin, Travis County, Texas.
- E. Owner has agreed to impose upon the Property these covenants and conditions for the mutual benefit of the Property and neighboring properties any portion of which may lie within 300 feet of the Property (hereinafter "Neighboring Properties").
- F. In reliance on Owner's Agreement to impose these covenants and conditions, certain Neighboring Owners have agreed to not object to the temporary rezoning of the Property to MF-6-CO-NP before being again zoned Single Family Residence Standard Lot-Conditional Overlay-Neighborhood Plan (SF-2-CO-NP) as proposed in the Hancock Neighborhood Plan and in reliance on Owner's agreements herein to withdraw opposition to Owner's development of the Red River Lots in accordance with the plan shown in Exhibit "B" hereto.

NOW, THEREFORE, it is hereby declared that the Property be subject to the following covenants, conditions and restrictions which shall run with the land and shall be binding upon all parties having right, title, or interest in or to such portion of the Property or any part, their heirs, successors, and assigns and shall inure to the benefit of the Owner and Neighboring Owners. Owner agrees to include the following covenants, conditions and restrictions in each contract, deed or conveyance of any kind conveying any portion of the Property, but any such conveyance shall conclusively be held to have been executed, delivered, and accepted subject to such covenants, regardless of whether or not the same are set out in full or by reference in said contract, deed or conveyance.

SPECIFIC AGREEMENTS AND RESTRICTIONS:

- 1. **Recitals Incorporated.** The above Recitals and all terms defined therein are not mere recitals but are terms of and incorporated into this Restrictive Covenant for all purposes.

2. **Future Development.** There shall be no future development of the Property other than one single family dwelling unit per lot.
3. **Impervious Cover.** No subdivided lot within Tract Three or Tract Four shall have impervious cover totaling more than seventy-six percent (76%) of the total lot area, as "lot area" is defined in the City Code of the City of Austin.
4. **Maintenance.** Owner shall erect and maintain a continuous masonry fence without gates (the "Fence") across Tract One, Tract Two, and Tract Five in substantially the same location as shown in Exhibit "A" attached hereto and made a part hereof for all purposes so that no vehicular or pedestrian access is permitted through the Fence, and the owner of Tract Five shall maintain the Fence in good repair and condition.
5. **Access Prohibition.** There shall be no vehicular or pedestrian access from Tract Three and Tract Four, to Tract One, Tract Two, Tract Five, or Hampton Road.
6. **Objection to Rezoning.** Owner agrees not to object to or file a petition against the rezoning of Tract One and Tract Two from Multi-Family Highest Density Conditional Overlay Neighborhood Plan (MF-6-CO-NP) to Single Family Standard Lot Residence-Conditional Overlay-Neighborhood Plan (SF-2-CO-NP) as proposed in the City of Austin's Hancock Neighborhood Plan and set forth in Exhibit "B" attached hereto and made a part hereof for all purposes.
7. **Rezoning of Tract Three and Tract Four.** Owner acknowledges that Tract Three and Tract Four may be rezoned Single Family Residence Standard Lot-Conditional Overlay-Neighborhood Plan (SF-2-CO-NP) as proposed in the Hancock Neighborhood Plan adopted by the City Council of the City of Austin on September 2, 2204. Owner agrees that it will not object to said rezoning.
8. **Resubdivision of Tract One and Tract Two.** Neither Tract One nor Tract Two may be subdivided in any way that would create more than one lot within each of Tract One and Tract Two.
9. **Preservation of Existing Structures.** Owner agrees to maintain the existing residential structures (collectively, the "Structures") on Tract One and Tract Two in compliance with the standards for residential structure maintenance set forth in the City Code of the City of Austin, agrees not to expand such structures in a way that would result in each of the Structures being more than 1250 sq. ft. in size, agrees that any expansion of either of the Structures must be located at the rear of the existing Structures on the tract, agrees that any expansion of the Structures shall be in the same architectural style and of similar materials as the existing structures, and agrees not to demolish either of the Structures unless required to do so by the City of Austin or any another governmental entity.
10. **Maximum Size of Structures on Property.** In the event the Structures on Tract One or Tract Two are destroyed by fire or other natural causes or are demolished

pursuant to Paragraph 9, or are rebuilt or remodeled for any reason, no more than two residences and two attached garages without living quarters shall be constructed on each of Tract One and Tract Two, no more than one building shall be constructed on each of Tract One and Tract Two, and no building on Tract One or Tract Two shall exceed 1250 square feet of gross floor area or exceed one story with a maximum eave height not to exceed ten feet (10') and maximum height not to exceed sixteen feet (16') as the term "height" is defined in Title 25 of the City Code of the City of Austin.

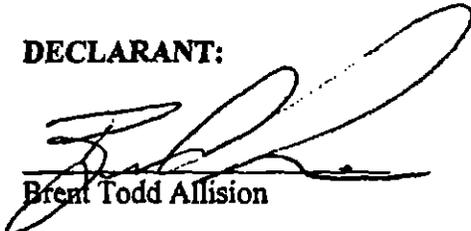
11. Maximum occupancy limit. Owner agrees to abide by City of Austin occupancy regulations. Owner further agrees to further limit the occupancy of adults on each of Tract One and Tract Two to 4 adults.
12. Breach Shall Not Permit Termination. Notwithstanding anything to the contrary contained herein, no breach of this Restrictive Covenant shall entitle the Owner to cancel, rescind or otherwise terminate this Restrictive Covenant, but such limitations shall not affect in any manner any other rights or remedies which the Owner may have hereunder by reason of any breach of this Restrictive Covenant.
13. General Provisions.
 - A. Inurement. This Restrictive Covenant and the restrictions created hereby shall inure to the benefit of the Owner and Neighboring Owners, and shall be binding upon the Owner, and its successors and assigns. If Owner conveys all or any portion of the Property so long as the terms of this Restrictive Covenant are included in any documents of conveyance, Owner shall thereupon be released and discharged from any and all further obligations, if any, under this Restrictive Covenant that it had in connection with the property conveyed by it from and after the date of recording of such conveyance, but no such sale shall release the Owner from any liabilities, if any, actual or contingent, existing as of the time of such conveyance.
 - B. Duration. Unless terminated in accordance with Paragraph 13(I) below, this Restrictive Covenant shall remain in effect in perpetuity.
 - C. Non-Merger. This Restrictive Covenant shall not be subject to the doctrine of merger, even though the underlying fee ownership of the Property, or any parts thereof, is vested in one party or entity.
 - D. Severability. The provisions of this Restrictive Covenant shall be deemed independent and severable, and the invalidity or partial invalidity of any provision or portion hereof shall not affect the validity or enforceability of any other provision.
 - E. Captions. The captions preceding the text of each section and subsection hereof are included only for convenience of reference and shall be

disregarded in the construction and interpretation of this Restrictive Covenant.

- F. Governing Law; Place of Performance. This Restrictive Covenant and all rights and obligations created hereby shall be governed by the laws of the State of Texas. This Restrictive Covenant is performable only in the county in Texas where the Property is located.
- G. Notices. Any Notice to the Owner shall be in writing and given by delivering the same to such party in person, by expedited, private carrier services (such as Federal Express) or by sending the same by registered or certified mail, return receipt requested, with postage prepaid to the intended recipient's last known mailing address. All notices under this Restrictive Covenant shall be deemed given, received, made or communicated on the date personal delivery is affected or, if mailed, on the delivery date or attempted delivery date shown on the return receipt.
- H. Enforcement. If any person, persons, corporation, or entity of any other character shall violate or attempt to violate this Restrictive Covenant, any of the Neighboring Owners or an organization representing such Neighboring Owners and/or the Neighborhood Association may prosecute proceedings at law, or in equity, against said person, or entity violating or attempting to violate such covenant and to prevent said person or entity from violating or attempting to violate such covenant. The failure at any time to enforce this Restrictive Covenant by any of those persons entitled to enforce it or their heirs, successors and assigns, whether any violations hereof are known or not, shall not constitute a waiver or estoppel of the right to do so.
- I. Modification and Amendment. This Restrictive Covenant may only be modified, amended or terminated upon the filing of such modification, amendment or termination in the Official Records of Travis County, Texas, executed, acknowledged and approved by both (a) the Neighboring Owners; and (b) the Owner.

Executed to be effective this 21st day of October, 2004.

DECLARANT:


Brent Todd Allision

STATE OF TEXAS §
COUNTY OF Travis §

This instrument was acknowledged before me on this 21st day of October, 2004, by Brent Todd Allison.

Melissa Call
Notary Public, State of Texas



AFTER RECORDING, RETURN TO:

Nikelle Meade
Brown McCarroll, L.L.P.
111 Congress Avenue, Suite 1400
Austin, Texas 78701

COURSES

HARRIS AVENUE (80')

RED RIVER STREET (80')

HAMPTON ROAD (60')

LOT 1
OAK VALE ADDITION
VOLUME 568 PAGE 59

LOT 15-A
RESUBDIVISION OF LOT 15
BEAU SITE
VOLUME 8 PAGE 16

LOT 15-B2
0.888 Acre

LOT 15-B1
0.163 Acre

LOT A
WILIAM A. HOULIHAN
VOLUME 1000 PAGE 593

LOT A
WALTHER ADDITION
VOLUME 77 PAGE 321

LOT 15-B1
0.163 Acre
15.05' x 10.10' x 10.10' x 10.10'
15.05' x 10.10' x 10.10' x 10.10'
15.05' x 10.10' x 10.10' x 10.10'

CHRISTOPHER M. MCCOLLUM
VOLUME 1337 PAGE 160

GLEN E. LEWIS
VOLUME 3241 PAGE 1581

DOROTHY LEWIS

DONALD B. ARTHUR ET AL
VOLUME 1192 PAGE 851

CRAIG EDWARD FLAG
ET UX
VOLUME 1185
PAGE 1028

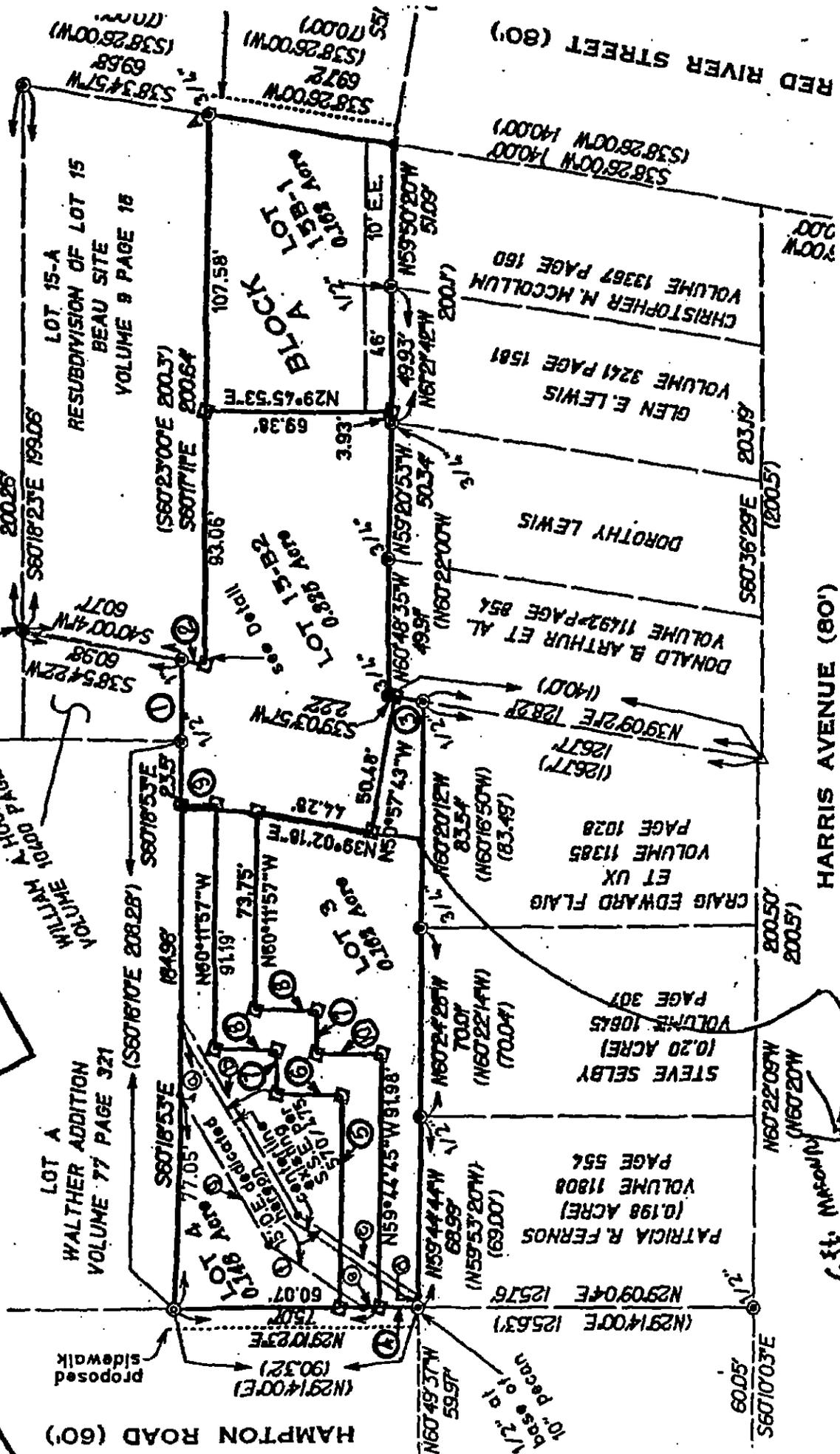
STEVE SELBY
10.20 ACRE
VOLUME 1065
PAGE 307

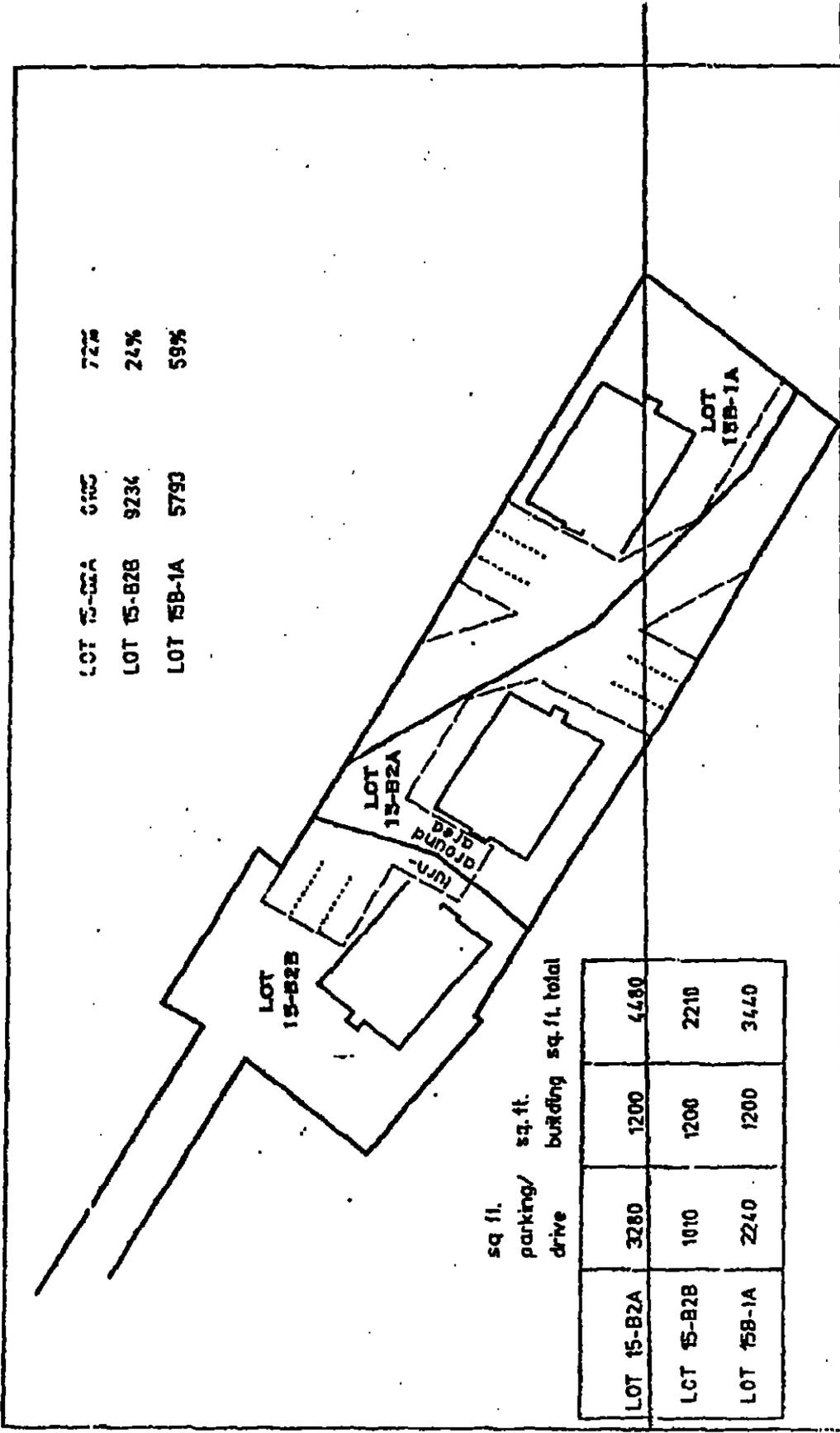
PATRICIA R. FERNOS
10.198 ACRE
VOLUME 11808
PAGE 556

(N291400E) 125.63'
(N290904E) 125.76'

19.562 Acre
6.44 Acre
10.12 Acre

AND A





LOT 15-B2A	6103	72%
LOT 15-B2B	9236	24%
LOT 15B-1A	5793	59%

	sq ft. parking/ drive	sq. ft. building	sq. ft. total
LOT 15-B2A	3280	1200	4480
LOT 15-B2B	1010	1200	2210
LOT 15B-1A	2240	1200	3440

1 **PART 3.** The Property within the boundaries of the conditional overlay combining district
2 established by this ordinance is subject to the following conditions:

3
4 1. The following conditions apply to the Property:

- 5
6 A. The maximum height of a building or structure is 30 feet from ground level.
7
8 B. A building or structure may not exceed a height of two stories.
9
10 C. The maximum building coverage is 40 percent.
11
12 D. The maximum impervious cover is 76 percent.
13
14 E. The minimum front yard setback is the lesser of:
15
16 1) 25 feet; or
17
18 2) if the lots on both sides of an interior lot are legally developed, the
19 average of the setbacks of the principal structures on the side lots; or
20
21 3) if only one lot on a side of an interior lot is legally developed, the setback
22 of the principal structure on the side lot.
23
24 F. The front yard setback for a parking structure is 60 feet.
25
26 G. A circular driveway is prohibited on a lot that has less than 100 feet of front
27 street yard width.
28
29 H. Vehicular access from the Property to Hampton Road is prohibited.

30
31 **PART 4.** The Property is subject to Ordinance No. 040826-59, as amended by Ordinance
32 No. 041021/47, that established the Hancock neighborhood plan combining district.
33
34
35
36
37
38
39

1 **PART 5.** This ordinance takes effect on _____, 2006.

3
4 **PASSED AND APPROVED**

5
6
7
8 _____, 2006

§
§
§

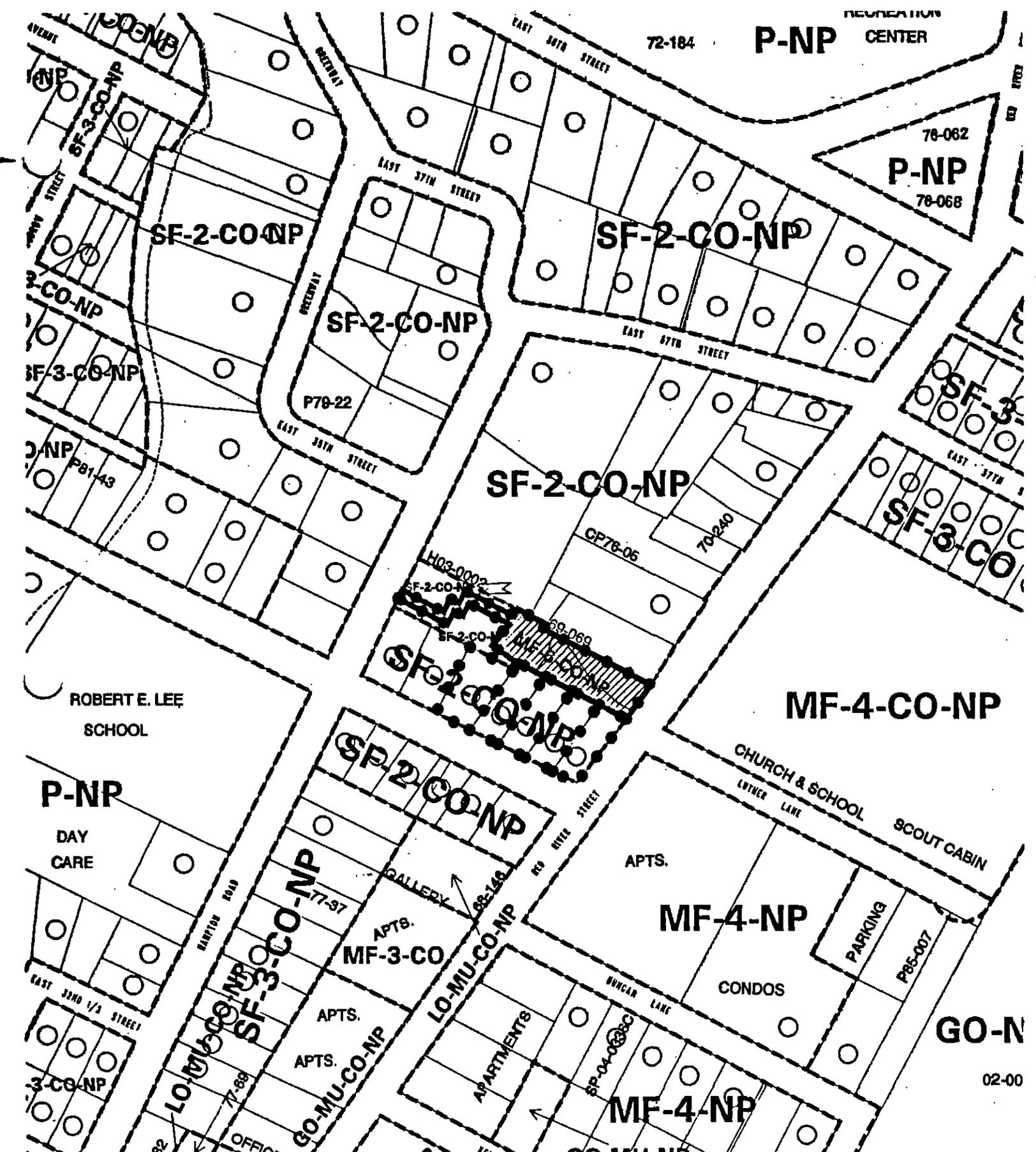
9
10 Will Wynn
Mayor

11
12
13 **APPROVED:** _____

14 David Allan Smith
City Attorney

ATTEST: _____

15 Shirley A. Gentry
City Clerk



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: J. ROUSSELIN

CASE #: C14-06-0075
 ADDRESS: 3404 - 3408 RED RIVER ST
 SUBJECT AREA (acres): 0.487

ZONING **EXHIBIT A**
 DATE: 06-06
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 K24

1" = 200'